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Sherwood Park: Residents' Attitudes Toward a Dormitory Satellite of Edmonton

University — Université

University of Alberta

Degree for which thesis was presented — Grade pour lequel cette thèse fut présentée

Master of Arts

Year this degree conferred — Année d'obtention de ce grade	Name of Supervisor — Nom du directeur de thèse
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SHERWOOD PARK: RESIDENTS' ATTITUDES TOWARD A DORMITORY SATELLITE OF EDMONTON

by

© GARY ALLEN GAHR

A THESIS

SUBMITTED TO THE FACULTY OF GRADUATE STUDIES AND RESEARCH

IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE DEGREE

OF MASTER OF ARTS

DEPARTMENT OF GEOGRAPHY

EDMONTON, ALBERTA

FALL, 1979

THE UNIVERSITY OF ALBERTA

FACULTY OF GRADUATE STUDIES AND RESEARCH

The undersigned certify that they have read, and recommend to the Faculty of Graduate Studies and Research, for acceptance, a thesis entitled SHERWOOD PARK: RESIDENTS' ATTITUDES TOWARD A DORMITORY SATELLITE OF EDMONTON, submitted by GARY ALLEN GAHR in partial fulfilment of the requirements for the degree of Master of Arts in Geography.

Supervisor

Date October 11, 1979

This thesis is dedicated to my grandparents,

Fred Gahr and Lydia Johannsen Gahr,

early pioneers and life time residents of Strathcona

ABSTRACT

The study was designed to investigate the hamlet of Sherwood Park as it constitutes an example of one of the dormitory satellites that has grown up in the Edmonton region. The study proposed to outline the growth of Sherwood Park and to investigate the institutional, political and physical factors that influenced the present physical environment of the community. The data were analysed to identify factors that influenced households to take up residence in Sherwood Park, to determine residents' satisfaction with life in the community and to investigate some aspects of Sherwood Parks' dependence on the central city of Edmonton for goods and services.

In general, the findings of the study showed that:

(i) Sherwood Park is typical of corporate dormitory satellites across Canada.

(ii) Many of the problems that were forecast for the community of Sherwood Park when the original development proposal was first put forward have either failed to materialize or have been avoided.

(iii) Economic considerations, particularly the cost of land and housing, were the most important factors that motivated households to take up residence in Sherwood Park.

(iv) Residents are basically satisfied with their life in Sherwood Park.

(v) The dependence of Sherwood Park residents on the central city of Edmonton lies mostly in the areas of employment and high order commercial goods and services.

(vi) The structure of the physical environment is the most important factor in forming residents' attitudes toward Sherwood Park.

ACKNOWLEDGEMENTS

I wish to thank my advisor, Dr. Denis Johnson, for his patience throughout the preparation of the thesis. Appreciation is also extended to Dr. Peter Smith for his constructive comments and helpful suggestions.

I wish to thank my parents for their financial support through the term of the thesis. Thanks are also extended to Mr. Bill Cairns for his assistance in computer programming, to Debra Lupul for her help in computation of the data and in typing rough drafts, and especially to Darlene Hirshmiller for her tireless effort in typing the final draft of the thesis. Appreciation is also extended to the offices of Institutional Research and Planning and the Vice-President (Planning and Development) for their assistance in helping to complete the study. Thanks also to Mr. Gerry Ward, whose continued help throughout the thesis was greatly appreciated.

Last, but not least, a special thanks to the 506 Sherwood Park households who filled out the pre-test and final questionnaires and without whose time and effort this study would not have been possible.

TABLE OF CONTENTS

Chapter — Page

I INTRODUCTION, STATEMENT OF GOALS, LITERATURE REVIEW 1

BACKGROUND TO THE PROBLEM 1

STATEMENT OF STUDY GOALS 9

LITERATURE REVIEW 11

Satellite Communities in Canada 13

Don Mills and Corporate Residential Communities 15

Migration to the Suburbs 19

SUMMARY 28

II METHODS AND DATA SOURCES 30

SECTION 1: THE EVOLUTION OF SHERWOOD PARK 30

Objectives 30

Methods and Data Sources 31

SECTION 2: THE ATTITUDES OF SHERWOOD PARK RESIDENTS 32

Objectives 32

Methods and Data Sources 32

The Previous Residence 33

The Attraction of Sherwood Park 33

Satisfaction with the Community Environment 34

Dependence on the Central City 35

The Questionnaire 36

Analysis of the Questionnaire Data 37

Chapter

Page

III THE EVOLUTION AND GROWTH OF SHERWOOD PARK 39

Inception to Implimentation: 1951-1955 39

The Early Years 1955-1968 59

The Boom Years 1968-1976 69

THE GOVERNMENT STRUCTURE 82

THE PHYSICAL INFRASTRUCTURE 87

The Utility System 87

Commercial Facilities 90

Parks 97

Recreation Facilities 101

Transportation 101

THE SOCIAL INFRASTRUCTURE 106

Municipal Services 106

Health and Welfare 108

Education Facilities 111

Recreation Services 114

SHERWOOD PARK AND OTHER CORPORATE COMMUNITIES 115

IV THE ATTITUDES OF SHERWOOD PARK RESIDENTS 119

THE MOVE TO SHERWOOD PARK 119

The Previous Residence 119

The Previous and Present Dwelling 122

The Attraction of Sherwood Park 126

Satisfaction with the Environment 130

The Physical Environment 130

Commercial Facilities 132

Chapter Page

IV Government and Social Services 133

Government Structure 137

Growth 137

Dependence on Edmonton 139

Employment 139

Commercial Facilities 143

Medical Facilities 143

Recreation 144

SUMMARY 148

V SUMMARY AND CONCLUSIONS..... 150

SUMMARY 159

***

BIBLIOGRAPHY 161

APPENDIX I. SHERWOOD PARK QUESTIONNAIRE, 1976 166

APPENDIX II. RESULTS OF SHERWOOD PARK QUESTIONNAIRE, 1976 177

LIST OF TABLES

Table		Page
1.1	Percentage Share of Urban Sub Region Population Growth 1956-1976	2
1.2	Populations of Edmonton Metropolitan Urban Areas	8
3.1	Population and Building Permits Issued	61
4.1	Type of Previous Residence of Sherwood Park Residents	123
4.2	Type of Present Residence of Sherwood Park Residents	123
4.3	Factors Influencing the Decision to Move to Sherwood Park	124
4.4	Factors Influencing the Decision to Move to Sherwood Park	125
4.5	Length of Residence in Sherwood Park of Sherwood Park Residents	125
4.6	Factors Important in Choosing Sherwood Park over Edmonton	128
4.7	Factors Important in Choosing Sherwood Park over other Suburban Areas	129
4.8	Factors Considered to be the Greatest Advantages to Living in Sherwood Park	131
4.9	Factors Considered to be the Greatest Disadvantages to Living in Sherwood Park	133
4.10	Adequacy in Variety and Price Range of Selected Consumer Goods in Sherwood Park	134
4.11	Adequacy of Selected Services in Sherwood Park	135
4.12	Attitudes Towards the Construction and/or Maintenance of Selected Services and Facilities in Sherwood Park	136
4.13	Residents' Attitudes Towards Different Political Alternatives for Sherwood Park	138

Table		Page
4.14	Residents' Attitudes as to the Optimum Population for Sherwood Park	138
4.15	Areas in which Sherwood Park Residents are Employed	141
4.16	Areas in which Sherwood Park Residents Purchase a Number of Selected Consumer Goods	142
4.17	Medical Personnel Visited in Sherwood Park	144
4.18	Medical Personnel Visited in Edmonton	144
4.19	Frequency of Use by Sherwood Park Residents of Selected Parks	145
4.20	Facilities Used and Activities Undertaken in Parks Listed in Table 4.19	146
4.21	Facilities in Edmonton used by Groups or Organizations with Sherwood Park Members	147

LIST OF FIGURES

Figure		Page
1.1	Urban Communities in the Edmonton Region	3
1.2	History of Annexations - City of Edmonton	5
1.3	Serviced Residential Lot Prices for Selected Communities	6
1.4	A Model of the Residential Location Decision Process	20
3.1	County of Strathcona, Sherwood Park Area, Land Use, 1976	83
3.2	County of Strathcona, Electoral Districts, 1976	85
3.3	County of Strathcona, Sherwood Park Area, Major Water and Sewer Lines, 1976	88
4.1	Areas of Edmonton from which Residents of Sherwood Park Moved	121
4.2	Areas of Edmonton in which Residents of Sherwood Park are Employed	140

LIST OF PHOTOGRAPHIC PLATES

Plate		Page
3.1	Boundaries of the Original Proposed Townsite of Sherwood Park	41
3.2	Boundaries of Sherwood Park, 1955 and 1959	58
3.3	Conifer Street at Birch Avenue, the initial section of Sherwood Park's first neighborhood, Sherwood Heights	63
3.4	Brentwood Shopping Centre, Brentwood	63
3.5	Areal Extent of Sherwood Park, 1962	64
3.6	Broadmoor Golf Course	66
3.7	Broadmoor Golf Course	66
3.8	Village Drive, Broadmoor Village	67
3.9	Former fire hall and police station with more recent police addition to the north. The complex is now used exclusively as the police station	67
3.10	Walk-up apartments, Spruce Avenue, Sherwood Heights	68
3.11	Walk-up apartments, Oak Street and Sherwood Drive, Sherwood Heights	68
3.12	Areal Extent of Sherwood Park, 1967	71
3.13	Interior Park, Maplewood	72
3.14	Interior Park, Brentwood	72
3.15	Post 1968 housing, Mony Penny Crescent, Westboro	73
3.16	Post 1968 housing, Rosewood Drive, Maplewood	73
3.17	Post 1968 housing, Georgian Terrace, Glen Allen	74
3.18	Post 1968 housing, Beauvista Drive, Broadmoor Village	74
3.19	Greenwood Village, low cost rental townhouses, Westboro	76

Plate		Page
3.20	Greenwood Village, low cost rental townhouses, Westboro	76
3.21	Great Oaks condominium project	77
3.22	Great Oaks condominium project	77
3.23	Pedestrian walkway transecting a residential block, Westboro	78
3.24	Areal extent of Sherwood Park, 1976	80
3.25	Sherwood Park Neighborhoods and Major Traffic Routes, 1976	81
3.26	New County Office Building, Sherwood Drive and Brentwood Boulevard	87
3.27	Brentwood Shopping Centre, a neighborhood shopping centre	91
3.28	Maplewood Shopping Centre, a neighborhood shopping centre	91
3.29	Westboro Shopping Centre, a neighborhood shopping centre	92
3.30	A neighborhood shopping centre, corner of Sherwood Drive and Main Boulevard, Mills Haven	92
3.31	The first shopping centre in Sherwood Park, at Wye Road and Sherwood Drive, showing the original centre and more recent additions	93
3.32	The first shopping centre in Sherwood Park showing more recent additions	93
3.33	More recent additions to Sherwood Park's first shopping centre along Wye Road	94
3.34	Commercial strip north of Brentwood Boulevard along Sherwood Park	94
3.35	Sherwood Inn under construction	95
3.36	Eastgate Mall	95
3.37	Neighborhood park along Conifer Street, Maple Grove	98

Plate		Page
3.38	Older neighborhood park along Willow Street, Sherwood Heights	98
3.39	Neighborhood park, Mills Haven	99
3.40	Broadmoor Golf Course and Clubhouse	99
3.41	Broadmoor Lake	100
3.42	Undeveloped fields surrounding Eastgate Mall	100
3.43	Sherwood Park swimming pool	102
3.44	Sherwood Park Recreation Centre	102
3.45	Sherwood Park Ice Arena	103
3.46	Morning rush hour traffic on the Sherwood Park Freeway, heading westward into Edmonton	103
3.47	The new fire hall in Sherwood Park	107
3.48	The Federal Post Office in Sherwood Park	107
3.49	Main Office of the Strathcona-Leduc Health Unit	109
3.50	Brentwood Medical Clinic	109
3.51	Sherwood Park Nursing Home operated by the Seventh Day Adventists Church	110
3.52	The senior citizens home in Mills Haven operated by the United Church	110
3.53	Brentwood Elementary School, Brentwood, operated by the Public School Board	112
3.54	Glen Allen Elementary School, Glen Allen, operated by the Public School Board	112
3.55	Salisbury Composite High School operated by the Public School Board	113
3.56	Archbishop Jordan High School operated by the Separate School Board	113

CHAPTER I

INTRODUCTION, STATEMENT OF GOALS, LITERATURE REVIEW

There exists within the Edmonton region a number of alternative residential environments of which the dormitory satellite is but one type. The purpose of this thesis is to investigate the hamlet of Sherwood Park as it constitutes an example of one of these dormitory satellite suburbs. The study proposes to investigate the physical development of Sherwood Park, to identify the attraction of the hamlet and, to investigate residents' satisfaction with life in the community.

BACKGROUND TO THE PROBLEM

During the late 1940's and 1950's the Edmonton area experienced substantial urban growth. Boom conditions earlier in the century had left the City of Edmonton markedly underbounded, allowing it to accommodate virtually all of this growth within its boundaries (Table 1.1). Although two towns, Jasper Place and Beverly, did develop adjacent to the City limits they represented a low quality alternative to the City rather than reflecting land shortages within Edmonton (Smith, P. J.; Diemer, H. L.; 1978, p. 268). Both towns subsequently amalgamated with Edmonton in the early 1960's.

Despite the concentration of urban growth within Edmonton, the 1950's saw the first tenuous beginning of suburbanization outside of the built-up central city. St. Albert, an established community to the north west, began to take on the appearance of

Table 1.1

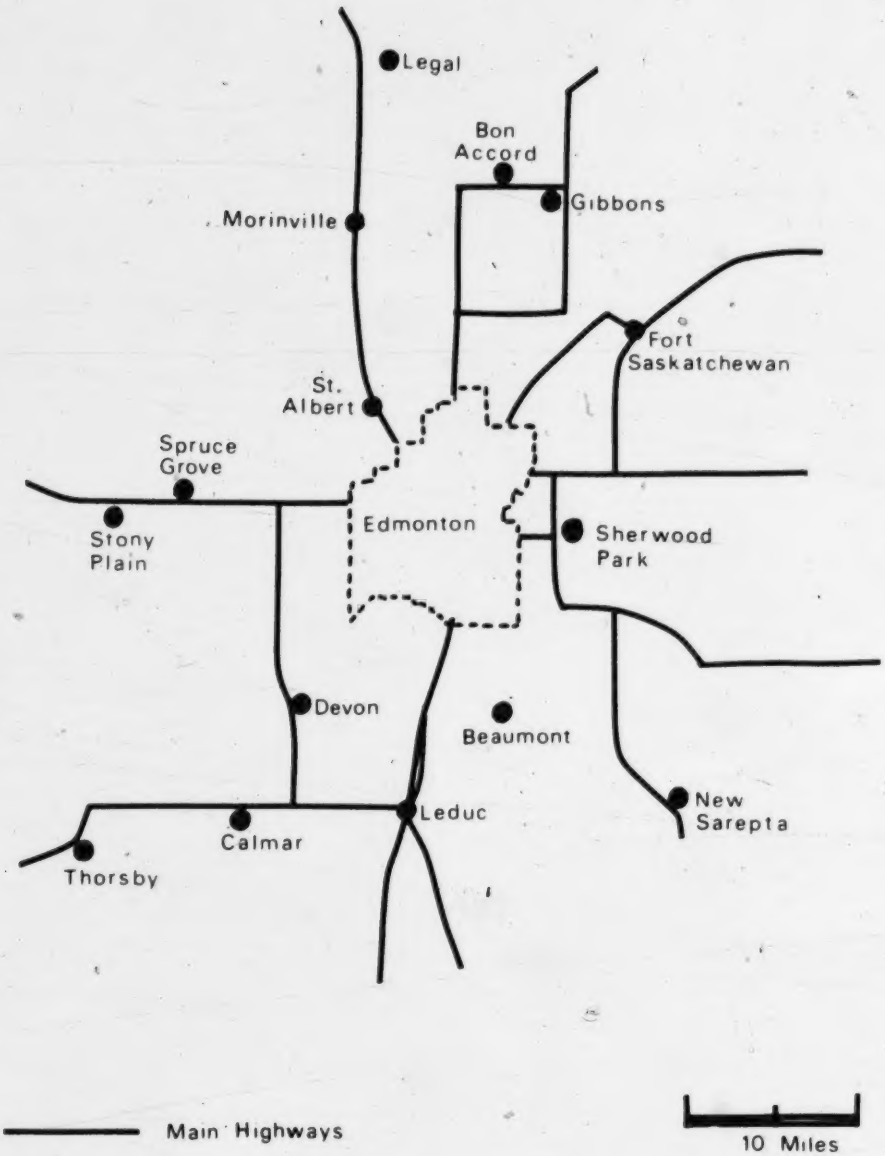
Percentage Share of Urban Sub Region Population Growth 1956 - 1976

	1951 to 1956	1956 to 1961	1961 to 1966	1966 to 1971	1971 to 1976	1971 to 1973	1973 to 1976
City of Edmonton	96.3	90.8	83.7	78.2	36.4	21.5	43.1
Sherwood Park and St. Albert	(1)	-	13.5	12.8	38.4	57.0	30.2
Other Communities over 1,000 population (1971)	-	-	2.7	7.9	21.9	19.0	22.1
Communities less than 1,000 population (1971)	-	-	0.1	1.1	3.3	2.5	3.6

(1) Data not available in a suitable format

SOURCE: Edmonton Regional Planning Commission Background Paper #3: 1974, p. 13
Statistics Canada 1976

Figure 1.1 Urban Communities in the Edmonton Region



Source: Edmonton Regional Planning Commission, Growth Studies Background Paper No. 3, 1974

a dormitory satellite while Fort Saskatchewan, to the north east, began to develop as an industrial satellite. To the east, in the County of Strathcona, a large industrial complex was being established and construction started on the planned community of Sherwood Park. Although Edmonton continued to accommodate a high share of the region's urban growth, its percentage of the total continued to decline steadily throughout the 1960's. Between 1971 and 1976, Edmonton accounted for only 36.4% of the region's growth, reflecting a dramatic change in population growth patterns. This change was particularly marked in the period 1971 to 1973 when Edmonton accommodated only 21.5% of the region's growth while Sherwood Park and St. Albert accommodated a very substantial 57.0% (Table 1.1). Suburbanization and the propensity of growth to occur outside of the central city became, suddenly, a very significant and potent trend in the Edmonton metropolitan region.

One of the major factors that accelerated these trends initially was the shortage of serviced land within the City of Edmonton. Although Edmonton was, in 1941, an underbounded city with room to grow, rapid population growth forced the City, in the late 1960's, to annex large areas of land on its periphery (Figure 1.2). Although these annexations did provide the city with substantial tracts of raw land suitable for development, this benefit was somewhat negated by a concurrent escalation in servicing costs, particularly in the years following 1972 (Figure 1.3).

FIGURE 1.2 HISTORY OF ANNEXATIONS ..... CITY OF EDMONTON

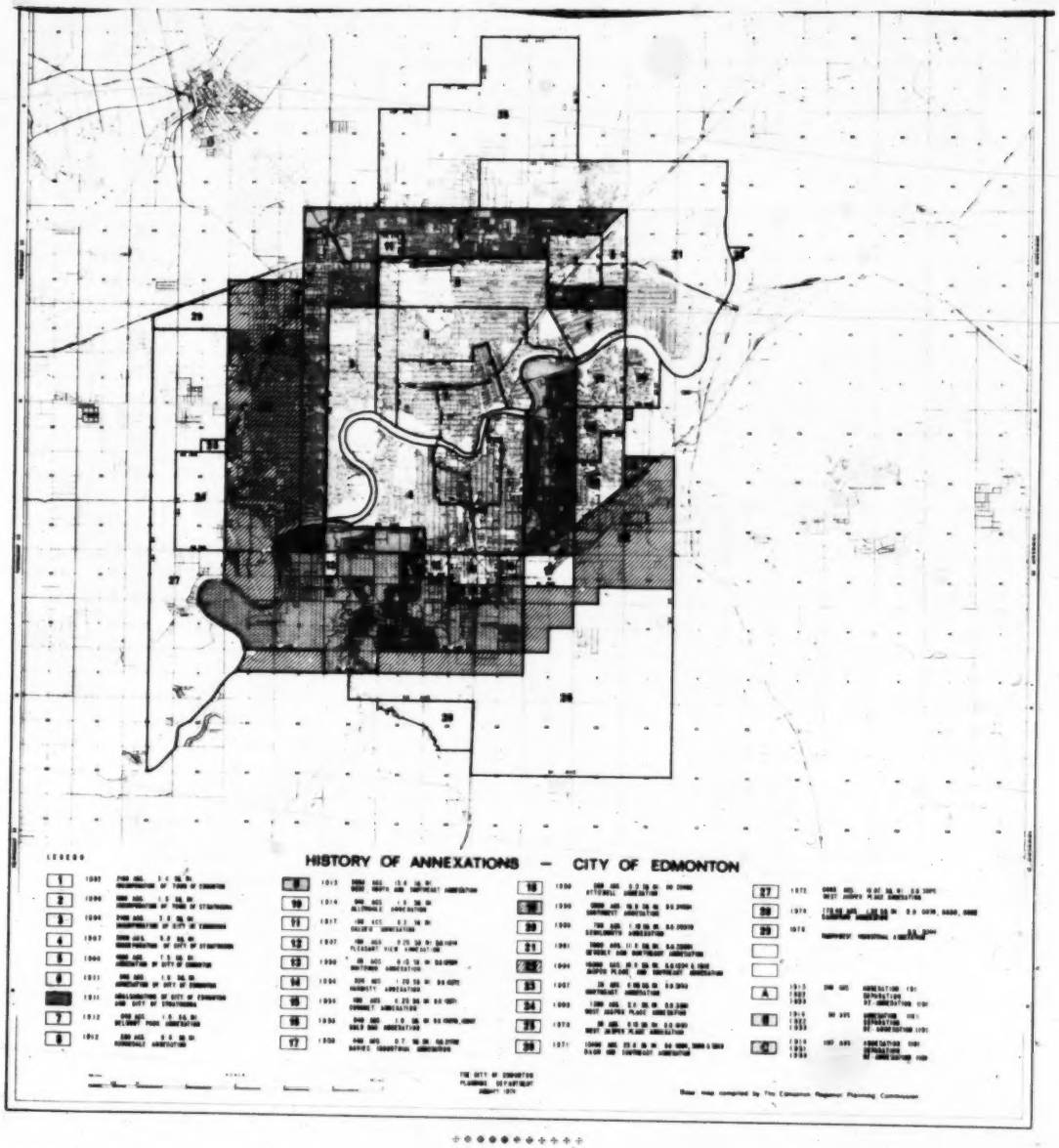
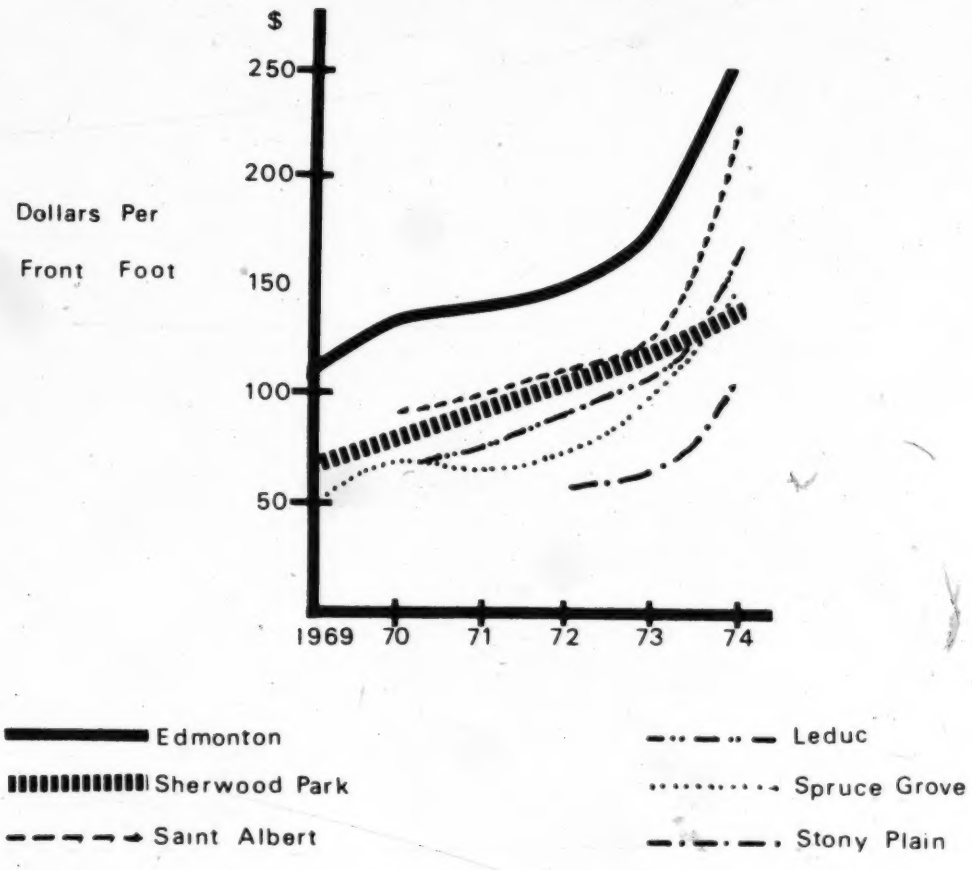


Figure 1.3 Serviced Residential Lot Prices For Selected Communities



Source: Edmonton Regional Planning Commission, Growth Studies Background Paper No. 3, 1974

This spectacular rise in servicing costs coupled with the continued high demand for housing, particularly single family homes, resulted in a shortage of serviced lots in Edmonton (Diemer, 1975, p. 114).

In reaction, developers began to turn to the small towns in

the immediate vicinity of Edmonton in search of cheaper land and cheaper servicing. Residential subdivisions and housing projects soon sprang up in these surrounding communities, many of which, literally overnight, went from rural town or village to bedroom suburb (Table 1.2). Spruce Grove, for example, which in 1966 contained 598 people, five years later counted a population of 3,029 - an increase of 407%. Burgeoning residential and industrial growth outside of the central city and the expansion of a multiplicity of government jurisdictions has increased and intensified the potential in the Edmonton region for metropolitan fragmentation and the host of problems which accompany such fragmentation.

The study will concentrate on investigating one particular dormitory satellite suburb of Edmonton - the hamlet of Sherwood Park. Sherwood Park is unique in the Edmonton experience in a number of ways. First, it is governed by the Council of Strathcona County as a hamlet and does not have a government of its own. Second, there was no established town or village to act as a nucleus for urban growth; rather, Sherwood Park was the creation, totally, of a land development company for the sole purpose of providing suburban housing. Third, Sherwood Park, to date, has accommodated more suburban growth, at least in terms of absolute numbers, than any of the other suburban communities in the Edmonton metropolitan region.

Over time Sherwood Park has also developed a particular, though not necessarily unique, physical environment. This physical environment is a major component of what constitutes

Table 1.2

POPULATIONS OF EDMONTON METROPOLITAN URBAN AREAS

	1956	1961	1966	1971	1973	1976
City of Edmonton	246,561	320,598	376,925	438,152	442,365	461,361
Sherwood Park	-	2,923	6,339	14,282	22,164	26,449
St. Albert	1,320	4,059	9,736	11,800	15,088	24,129
Fort Saskatchewan	2,582	2,972	4,152	5,726	6,756	8,304
Leduc	2,008	2,356	2,856	4,000	5,271	8,576
Spruce Grove	309	465	598	3,029	4,256	6,907
Stony Plain	1,098	1,311	1,397	1,770	1,919	2,717
Devon	1,429	1,418	1,283	1,468	1,502	2,786
Morinville	957	935	995	1,475	1,483	2,097
Calmar	730	700	600	779	845	872
Gibbons	-	192	230	551	723	1,093
Legal	457	524	572	563	683	874
Thorsby	411	491	583	595	604	657
Beaumont	-	194	234	337	412	851
Bon Accord	141	175	147	332	398	882
New Sarepta	-	184	173	202	220	237
TOTAL	258,003	339,497	406,820	485,061	504,689	548,792

SOURCE: 1956 to 1976, Statistics Canada; 1973 Department of Municipal Affairs
1956 to 1973 data compiled by the E.R.P.C.

NOTE: City of Edmonton population figures for 1956 and 1961 include the communities of Beverly and Jasper Place which were later annexed to the city.

the community of Sherwood Park and what, in turn, helps to influence the attitudes of residents toward their community. How did the physical environment of Sherwood Park develop? Given the changing urban growth patterns in the region, does the physical environment play a role in influencing households to take up residence in dormitory satellites such as Sherwood Park? Are residents satisfied with the life and physical environment of these communities? Do, in fact, residents of dormitory satellites continue to depend on Edmonton for higher order goods and services? Although suburbanization, the role of satellites in urban region, and the physical structure of residential environments have been extensively researched and recorded, little work pertaining exclusively to the Edmonton region has been undertaken. Considering the rising importance of satellite communities in the area, it is important to attempt to answer the above questions in order to better understand some of the forces that are presently shaping Edmonton's emerging metropolitan pattern.

STATEMENT OF STUDY GOALS

The goals of this study are:

(i) to investigate the institutional, political and physical factors that influenced the development of the present physical environment of Sherwood Park.

(ii) to determine if the physical environment of Sherwood Park was important in influencing households to take up residence in the community.

(iii) to ascertain residents' satisfaction with life in Sherwood Park, particularly with respect to the physical environment.

(iv) to investigate the dependence of Sherwood Park residents on a number of selected facilities and services that are not available in their community but are provided by Edmonton in its role as a central city.

LITERATURE REVIEW

Satellite communities gained widespread recognition with the publication of Ebenezer Howard's Garden Cities for Tomorrow in the late 1890's. It was Howard's desire to stem the growth of the overcrowded and polluted industrial cities of the time by diverting population to smaller, more environmentally healthy garden cities. These garden cities were designed to be self-contained, to include adequate employment opportunities and a wide range of services and cultural facilities to meet the needs of the resident population. A broad band of open agricultural land was to encircle each garden city to allow quick and easy access to the country for people residing in the town, as well as to ensure separation from adjacent urban areas. It was Howard's wish that through proper planning of the physical environment the best aspects of both town and country could be wedded to produce a new urban Utopia.

Garden cities were not intended to be constructed in isolation but were to form part of a unified urban region. Howard's schematic diagrams depicted a central city of 58,000 encircled by a ring of satellite garden cities of 30,000 persons each. The garden cities were to be connected to one another by a circumferential railway and to the central city by high speed rail lines. The central city was designed to contain those high level services that required the support of a larger population than was to be found in the individual garden cities. Thus, though each garden city was designed to be as self-contained as

possible, Howard recognized the existence of an inter-related, functionally unified metropolitan region and made provision for it.

Although changes in economic conditions and practices coupled with the revolution in technology, particularly the introduction and widespread use of the automobile, have made many of the outward characteristics of Howard's plan obsolete, the concept of satellite communities continues to play an important role in the planning and development of modern cities. Today, satellite communities are used, for the most part, to deflect growth away from existing urban areas or to channel and direct growth within the metropolitan region (Galantay, 1975; Richardson, 1976). The former is typified by such British New Towns as Cumbernauld and Stevenage while the satellite cities of Vallingby and Farsta outside Stockholm are examples of the latter. British New Towns have come closer to meeting the ideals put forth by Howard than do satellite cities, at least in terms of self-sufficiency and diversion of population growth from existing large cities. Much effort has been made to make British New Towns as self-reliant as possible - by placing them at some distance from existing cities, by providing for a large enough population to support a wide range of services, and by undertaking aggressive programmes to attract industry and jobs to the community. Many satellite cities, such as the Villes Nouvelles in Paris, were not designed to achieve such a degree of self-sufficiency. Vallingby and Farsta, for example, whose goal it was "...to guide and control Stockholm's growth in an orderly and rational manner" are placed close enough to the

city centre that they "...function as integral parts of greater Stockholm" (Pressman, 1976, p. 15; Blumenfeld, 1976, p. vi).

A plethora of names exist to describe satellite communities - satellite cities, satellite towns, dormitory satellites, satellite suburbs, new communities. Most commonly a satellite is a community located at some distance from the built-up city, usually under separate political jurisdiction, that lies within the economic and social orbit of that central city, relying on it for many services and facilities that it cannot yet support (Blumenfeld, 1976; Abrams, 1971). The central city tends to offer to its satellite suburbs, principally, entertainment and recreation, high order shopping goods and specialized medical coverage (Abrams, 1971). It is, however, the lack of employment opportunities in the satellite and the subsequent high level of commuting to the central city which results in a "satellite city" becoming a "dormitory satellite" (Blumenfeld, 1967).

> "Well planned or not, a new community is not a 'town' but a 'dormitory' unless it also includes varied employment opportunities along with other essentials beyond barbecue grills, patios and local shopping centres. A country club subdivision tied to some shops (and schools) is not a 'community.' What the term does connote is a bringing together, in open country, of homes and a wide choice of work places with enough self-sufficiency to assure a varied and stimulating local life and lively focus to a broad cross-section of the population. Unnecessary transportation is discouraged by compact, pedestrian-oriented planning; but the right to mobility - physical mobility, job mobility, social mobility - is affirmed. The goal and emphasis here is upon the creation of total environment not just housing." (Pressman, 1976, p. 31)

Satellite Communities in Canada

The Government of Canada is not as directly involved in

planning and building accommodation as its European counterparts, prefering instead to leave the housing industry in the hands of private enterprise. With the exception of Ontario, which in the 1970's became actively involved in the construction of new communities, governments in Canada have done little to encourage or support the construction of satellite communities. Most satellites that have been built to date have been projects of large development companies who, keeping their profit orientation at the fore, have, by and large, tended to locate their projects "...as close to the central city as the constraints of land assembly permitted" (Blumenfeld, 1976, p. vii). The proximity of these satellites to metropolitan areas coupled with the inadequacy of job creation has resulted in them becoming highly inter-related with the metropolitan region, reducing them to the status of dormitory satellites or, as Pressman terms them "metro satellites" (Pressman, 1976, p. 24). Kanata, Erin Mills and Meadowvale, all in Ontario, typify such dormitory satellites.

There exists as well, developments that have been referred to as "new towns in-town" (Richardson, 1976; Weisbound, 1972). These "new towns in-town" resemble dormitory satellites in many respects: they are comprehensively planned residential communities, often the project of a single developer; they try to provide a wide variety of housing choices and a realistic range of services; they attempt to balance the community by allowing part of the development to be used for industrial and commercial concerns in order to provide employment opportunities to the resident population. Unlike satellites, however, these "new towns

in-town" are located within, or on the edge of, existing built-up urban areas. Don Mills in Toronto, Île des Soeurs in Montréal and Mill Woods in Edmonton are various examples of this type of community.

Don Mills and Corporate Residential Communities

The post war era in North America was characterized by an unprecedented demand to house vast numbers of people (preferably in single family dwellings) in as short a time as possible. One way in which developers attempted to fulfill this demand was to construct, not just isolated subdivisions or extensions of existing urban structures, but entire new communities. In such cases a single developer (or consortium acting as a single developer) would buy a large tract of vacant land on which to build an integrated and partially self-contained community. Usually this type of development was based on the concept of the neighborhood unit, with each neighborhood containing its own elementary school, local recreation facilities and a shopping centre providing low order goods. The community as a whole would then contain a high school, a major shopping complex and area wide recreation and cultural facilities. Although many such corporate suburbs were constructed with the assumption that most of the residents would commute to jobs in the central city, others did plan for industrial areas - usually for the dual purpose of providing local employment and of providing a broader tax base. Lakewood, outside of Los Angeles, Park Forest, outside of

Chicago and the Levittowns of the American eastern seaboard are probably the best known of early corporate planned communities in the United States.

Don Mills, now within the boundaries of Metropolitan Toronto, has the distinction of being not only a "new town in-town" but also of constituting Canada's first corporate suburb. Although in common use across Canada today, the design elements first incorporated in the Don Mills project in 1952 were considered quite revolutionary for the time. John Sewell, in a recent magazine article put forward the hypothesis that these new elements were indeed so revolutionary that they have affected the design of virtually all suburban developments since the 1950's (Sewell, 1977). It is difficult to ascertain whether Sewell is correct in assuming that suburban developments in Canada are, indeed, concious efforts to emulate Don Mills or whether it is a question of developers continuing to use a tried formula that has proven both workable and acceptable to the house buying public. Nevertheless, since the design elements used in Don Mills are now, in fact, widely used throughout Canada, it would be advantageous perhaps to examine, at least briefly, the components and structure of this development in order to gain some understanding of the physical structure of corporate suburban projects throughout the country.

In 1952, a company headed by E. P. Taylor began construction on a vacant tract of land in suburban Toronto of a community called Don Mills. Built on an area of approximately 2,000 acres, Don Mills was bounded on three sides by deep

ravines which give a strong physical delineation to the community. The development was divided into four neighborhoods each of which, following the principles set down in Perry's "Statement On The Neighborhood Unit," was designed to revolve around its own elementary school. The neighborhoods were made up of single family detached houses which designers, contrary to the prevailing fashion, placed broadside to the street on lots of 60 by 100 feet. Houses were generally of the ranch style type and, following the principles of Wright's Broadacre City, had ample provision made for automobile ownership.

A large shopping centre complex and groups of civic buildings were placed at the centre of the community, not unlike what Howard had envisioned for his Garden Cities. These buildings were surrounded in turn by a number of six storey apartment buildings. This commercial and high density residential centre was separated from the surrounding residential areas by a major ring road.

In Don Mills, a curvilinear street pattern replaced the more common grid-iron pattern. Following the example of Radburn, roads in the new community were designed to function in a hierarchical order. Two major arterials divided the development, intersecting at the centre, giving maximum access to the shopping complex and civic buildings. Collector roads meandered through each neighborhood in such a way as to discourage thoroughfare traffic. Tertiary residential streets, often crescents or cul-de-sacs emptied, in turn, on to these collector streets. A major element in the design of Don Mills was

to be the complete separation of vehicular and pedestrian traffic. To this end, walkways, placed at some distance from the road system, laced each neighborhood, leading to the schools and town centre.

Don Mills was not to be merely a dormitory suburb, but was also designed to provide jobs for its residents. To implement this scheme, an area of 300 acres was designated as industrial land. Light industrial buildings were constructed in a park-like setting of grass, trees, and shrubs. This park-like environment, coupled with the high quality architectural designs of the buildings themselves, resulted in a very pleasant and harmonious industrial area. Adjacent residential areas of single family detached houses were buffered from the industries by three storey apartment buildings.

Finally, realizing that all types of occupational groups would be employed in the industries of Don Mills, the developers attempted to provide a mixture of housing - renter and owner occupied, single and multi-family.

It would appear that many corporate suburban developments across Canada, including such satellite communities as Bramalea and Kanata, do exhibit many design features found in Don Mills. The widespread repetition of these elements has led to a degree of physical homogeneity among such corporate developments. Seven of the most commonly utilized design features have been outlined by Sewell (1977, p. 37 - 38).

(i) A residential/industrial assessment split is incorporated in each community to make it self-sufficient, at least to some degree, as well as to reduce property taxes.

(ii) Open green space is the predominent design element incorporated in these communities.

(iii) The grid-iron road system is always rejected in favor of a hierarchy of curvilinear streets. Arterial roads, fronted by high fences, form the boundaries of the community and the neighborhoods within it. The neighborhoods themselves are characterized by a maze of meandering collector roads and cul-de-sacs.

(iv) Each community has a town centre containing shopping facilities, a high school, library and office facilities. The town centre is often buffered from the surrounding single family residential areas by major arterials and/or high density housing projects.

(v) Each community is made up of neighborhoods containing about 6,000 people and centering on an elementary school.

(vi) Emphasis is placed on the provision of single family homes. If multi-family projects are built they are not interspersed among single family residences but are grouped in specific areas of the community.

(vii) Detailed agreements are made between developer and builder to maintain a specific socio-economic and visual continuity throughout the community.

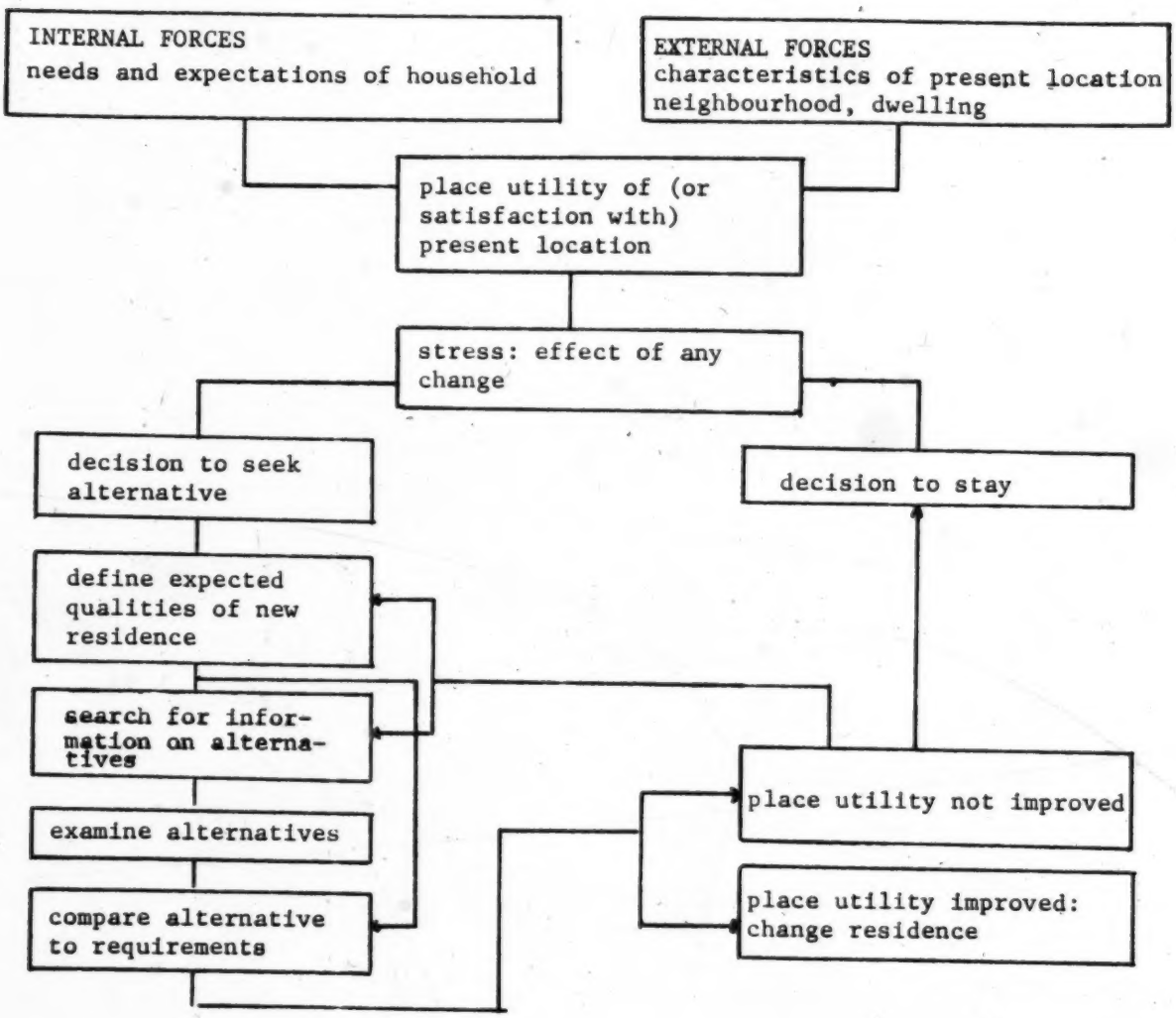
Migration to the Suburbs

In recent years, Wolpert, Brown and Moore, Cox, and others have developed a number of conceptual frameworks in attempt to explain residential mobility and the locational decision making process. These frameworks, couched in terms such as "place utility," "locational conflict," and "activity space" present a geographic point of view of the phenomenon of movement in the city.

Both Cox and Brown and Moore use, at the foundation of their conceptual frameworks, the household as the basic decision making unit. Each household is assumed to have a specific set

Figure 1.4

A Model of the Residential
Location Decision Process


INTERNAL FORCES
needs and expectations of household
EXTERNAL FORCES
characteristics of present location
neighbourhood, dwelling
place utility of (or satisfaction with) present location
stress: effect of any change
decision to seek alternative
decision to stay
define expected qualities of new residence
search for information on alternatives
examine alternatives
compare alternative to requirements
place utility not improved
place utility improved: change residence

Source: L. A. Brown and E. G. Moore, The Intra-Urban Migration Process A Perspective - 1970 in L. S. Bourne: Internal Structure of the City, (Oxford University Press, Toronto, 1971, p. 247).

of wants, needs and desires which are not static, but dynamic, changing in response to changes within and without the household. Possessing a finite amount of resources, the household attempts to allocate these resources in such a way as to maximize the fulfilment of its wants and needs. If the place utility of the present location of the household fails to fulfil these wants to a satisfactory degree the household is faced with attempting to improve the place utility of the present location or with seeking a new location that better fulfils its needs.

The schematic presentation of the Brown and Moore model (Figure 1.4) shows that the disutility of a location can come from within the household itself or from the outside environment. The external environment of the household is made up of positive and negative externalities which form the collective sum of the individual resource allocation decisions made by the household's neighboring decision making units, be they households, firms, governments etc. What may be a beneficial allocation of resources to one decision making unit may result in negative externalities for another unit within the neighborhood. For example, the infusion of a low income family into a middle income area may be a positive move for the low income family, raising their social status and providing opportunity for more advancement, but will result in negative externalities for others in the neighborhood who may feel the social status of the community will decline. Conversely, should one of the city's leading citizens take up residence in the neighborhood, positive externalities will result for the community as a whole by

increasing the social status of the area and raising land values.

Social, demographic and ethnic changes in the population of a neighborhood may produce negative externalities among the indigenous population which manifest themselves in fears of a socially downgraded neighborhood or a neighborhood taken over by a minority ethnic group with differing cultural values. The external environment is also influenced by government intervention - the building of a freeway or the siting of a school or institution. Changes in zoning to allow multi-family units, commercial establishments or even industry all have deleterious effects upon the neighborhood. Faced with these negative externalities households may feel compelled to seek a new location.

Changes within the household unit itself may also give impetus to the household to relocate. One such change is the change in the stage of the family life cycle. Seven stages in the typical family life cycle have been identified and classified: Family formation, pre-child (family size constant), child-bearing (family size increases), child-rearing (family size constant), child-launching (family size decreased), post-child (family size constant), and widowhood (family dissolution) (Herbert, 1972, p. 248; Ward, 1977, p. 29). The propensity of a household to relocate is greatest during the family formation, pre-child, and child-bearing cycles when the increase in family size requires increased living space.

The attitudes and values of the household also play a part in influencing mobility. Bell (1958) identifies three types of

families: career oriented, consumer oriented and family oriented. Bell makes allowances that some families possess combinations of life styles but proposes that those households which put more stress on familism are more likely to be residentially mobile. Such families put a good deal of value on family life: marriage at an early age, a short childless span after marriage and considerable child centeredness. Such families also have a greater propensity to continue to move to areas which they perceive as being particularly advantageous and beneficial for child raising than families more oriented to career or consumerism.

A host of other factors also have considerable influence on residential mobility. Socially upward mobile households seek a location and a housing unit more appropriate to their new social position. Some families desire to live close to friends and relatives. Other families possess a vision of an "ideal" home or location and, when it is found, will relocate in order to fulfil their vision. The adaptability of the present housing unit, the tenure status of the household and the availability of suitable housing within the family's financial reaches are also important considerations.

A household undergoing changes within itself or experiencing negative externalities in the surrounding environment will have to make the decision to stay and adapt to the new environment or to move. If the household decides to move it must redefine its expectations and begin searching for an alternative location. Each household does not have an

unlimited knowledge of the housing field from which it may choose due to the complexity of variable factors involved and due to the limited awareness space and even more limited number of locational alternatives. Eventually, however, the household will find an area of increased place utility (a location that more effectively meets the needs, wants and expectations of the household) and positive externalities (or at least fewer negative externalities) and relocate.

Once a household decides to relocate the areas in which the search is conducted is constrained by two factors - the environmental factor, which includes such things as proximity to work and house specific factors, such as the size or price of the house (Brown and Moore, 1970). Based on the work of Rossi (1955) and Simmons (1968), Brown and Moore have developed a list of the major factors that are influential in determining selection of new residence:

(i) Accessibility
- to the CBD
- to major highways
- to public transit
- to work
- to shopping centres, to schools, to recreational areas

(ii) Physical characteristics of neighborhood
- physical condition of streets and sidewalks
- layout of streets patterns
- quietness
- privacy
- spaciousness
- beauty of the locale

(iii) Services and facilities
- quality of public utility services
- schools
- police and fire protection
- home delivery services

(iv) Social environment
- neighborhood prestige
- socio-economic, ethnic and demographic composition
- perceptions of neighborhood friendliness

(v) Individual site and dwelling characteristics
- rental or purchase value
- maintenance costs
- lot size
- spatial configuration
- house size, design, state of repair and number of rooms

With the number and complexity of factors involved in choosing a new residence, it is unlikely that any one household would explicitedly consider all of these variables. Peterson, through his studies of residential mobility, maintains that the criteria used to evaluate a potential new residence can be collapsed to two basic factors - (i) newness-expensiveness, which incorporates the age and cost of the house and; (ii) closeness to nature, which relates to privacy and the physical environment (Brown and Moore, 1970). Peterson's studies show further that households tend to give a higher weight to the newness-expensiveness factor than to the closeness to nature factor. Rossi (1955), however, suggests that dwelling space and neighborhood variables are more important than cost, although cost does become the dominant factor if the household is in a position to choose a dwelling in a number of areas.

Studies by both Bell (1958) and Vachon (1971) tend to support the views of Rossi that, although the newness-expensiveness factor is important, it is usually the physical environment that is most often decisive in influencing a household to take up residence in a particular community. Bell,

in studying two suburbs of Chicago, found that the most frequently mentioned reasons for moving were that suburban areas provided a better place to raise children (81%) and that in the suburbs the family would be able to enjoy life more (77%) (Bell, 1958, p. 234). Under the category "moved because it was better for the children," 72.3% of the respondents listed physical reasons such as more space inside and outside the house (34%), fresh air and sunshine outdoors (12.6%) and less traffic (11.8%) while only 27.7% of respondents listed social reasons such as better schools (10.2%). Under the category "enjoy life more" factors such as friendly neighbors (14.1%), the "outdoors" (fresh air, sunshine etc.) (13.1%), gardening and "puttering around the house" (10.9%), feeling of belonging (8.8%), easier living, slower pace (8.1%), quiet (7.2%), less crowded (6.6%) and privacy (4.1%) were most commonly mentioned (Bell, 1958, p. 236). Bell concludes that the physical environment - open spaces, clean air, sunshine, green trees, quietness and lack of congestion appear to have substantial influence in motivating households to take up residence in a particular community.

Vachon, in his study of Candiac, a corporate satellite south of Montréal, supports the view of Bell. Vachon found that the most important reason (26.7%) for choosing Candiac specifically was the quality of the environment provided in the community. House specific factors accounted for only 11.8% of responses (Vachon, 1971, p. 201).

Other factors that appear to be important in influencing a household's decision to locate are the proximity to the husband's

place of employment, and levels of property taxation (Bell, 1958, p. 234; Vachon, 1971, p. 201). As well, a factor that rises to the fore in a number of Canadian studies on residential mobility is the intense desire among households to own their own home (Stewart, 1971; Vachon, 1971). Vachon, for example found that 36.8% of respondents to his study listed home ownership as the principal reason for moving (Vachon, 1971, p. 205). This desire of home ownership is so strong that Stewart's studies of Bramalea, a dormitory satellite north of Toronto, found that even though the community did not provide the quality or range of services found in the city, it did provide houses at a low enough price to allow young married couples or low wage earners an opportunity to own their own home and was, therefore, looked upon as an acceptable place of residence. It would appear that the more recent the migration study, the greater the tendency is for households to place greater emphasis on newness-expensiveness as the most critical factor in selecting a new residential environment.

SUMMARY

The pattern of population growth in the Edmonton region has undergone a dramatic change in the last decade. Growth is no longer concentrated in the central city but has shifted to outlying satellite communities, Sherwood Park and St. Albert in particular. A review of the literature indicated that the idea of satellite communities first gained widespread acceptance with Howard's Garden City concept but, that many of the physical characteristics of this concept have changed over time. Today, satellite communities are used mainly to direct and channel the growth of metropolitan regions or, in the form of new towns, to divert population growth away from existing urban areas. In Canada, virtually all satellite communities, products of development corporations, function as dormitory satellites, closely tied to the metropolitan centres they surround.

The literature review also outlined a number of frameworks designed to help explain intra-urban migration. Households, responding to pressures from within and without, attempt to allocate their finite resources to maximize satisfaction of their wants and desires. To accomplish this some households may decide to relocate. Although some studies indicate that the newness-expensiveness of the dwelling unit itself is the most critical factor in influencing relocation to a new residential area, most studies appear to indicate that it is the physical environment of the community that is the most crucial factor.

The information gained from the literature is used as a

framework around which the thesis will be organized. The study is divided into two sections. The first section deals with the evolution of Sherwood Park and with the present physical and social structure of the community. The second section deals with the attitudes and activities of Sherwood Park residents - their attraction to the community, their satisfaction with life in it and, the dependence of the community on Edmonton.

Chapter V will attempt to relate the findings of the study with findings of the literature review. This procedure will either substantiate or refute the general expectations regarding dormitory satellites as gained from the literature review.

CHAPTER II

METHODS AND DATA SOURCES

The thesis is divided into two sections. The first section deals with the historical development of the physical structure of Sherwood Park and with the present infrastructure of the community. The second section deals with the attitudes of Sherwood Park residents toward, and satisfaction with, the physical environment of their community.

SECTION 1: THE EVOLUTION OF SHERWOOD PARK

Objectives

The objectives of this section are:

(i) to investigate the institutional, political and physical factors that influenced the development of the present physical structure of Sherwood Park.

(ii) to provide a descriptive background of the present physical, social and governmental infrastructure of the community.

(iii) to discover if the physical structure of Sherwood Park is similar to that found in other corporate satellite communities in Canada.

The attitudes of Sherwood Park residents toward their community are greatly influenced by the physical environment of the area in which they live. Thus, in order to better understand residents' attraction to the community and, subsequently, their satisfaction with life there, it was deemed necessary to provide a description of the present physical and social infrastructure of Sherwood Park. It was also deemed important to investigate how Sherwood Park developed, by tracing the institutional, political

and physical factors that helped create the present physical environment of the community. In this way, those factors that were particularly salient in developing the present environment may be isolated, problems that were encountered during development may be brought to light and any aspects that may have influenced a unique or particular form of development may be uncovered. This latter point raises the question as to whether Sherwood Park has developed a physical environment similar to that of other corporate satellites in Canada or, if it has, in fact, developed something unique. The view of objective (iii) is to provide such an answer.

Methods and Data Sources

A descriptive approach was used in discussing both the historical development and present structure of Sherwood Park. Historical events were listed in chronological order while verbal and extensive visual descriptions were used to inventory the major components of the physical and social environment of Sherwood Park.

Due to the relatively young age of Sherwood Park and due to the fact that Sherwood Park is not an incorporated community, but is part of the County of Strathcona, it was difficult to find material dealing specifically with Sherwood Park. It was necessary to gleen information, particularly historical data, from minutes of the meetings of Strathcona County Council, from government reports and studies, and from personal interviews with persons familiar with the history of Sherwood Park.

Information pertaining to the present environment was obtained from government documents and by personnel in-the-field surveys. The results of these investigations are presented in Chapter III.

SECTION 2: THE ATTITUDES OF SHERWOOD PARK RESIDENTS

Objectives

The objectives of this section are:

(i) to investigate the previous location of Sherwood Park residents.

(ii) to investigate the previous and present dwelling in terms of type and tenancy.

(iii) to determine what factors influenced households to move to Sherwood Park.

(iv) to ascertain residents' satisfaction with life in Sherwood Park in terms of:

- (a) the physical environment
- (b) commercial facilities
- (c) social and government services
- (d) government structure
- (e) growth

(v) to ascertain the dependence of Sherwood Park residents on the central city of Edmonton in terms of:

- (a) employment
- (b) commercial facilities
- (c) recreation
- (d) medical services

Methods and Data Sources

The ideal method by which to obtain data on the opinions, attitudes and activities of Sherwood Park residents is to elicit this information directly from the residents themselves. Although conducting personal interviews with residents is an excellent

method to carry out this type of data collection, for the purpose of this study this method was deemed too costly and time consuming. It was decided, therefore, to distribute a questionnaire to a sample of Sherwood Park residents that was to be filled out at their leisure and returned by mail.

The Previous and Present Residence

The location of the previous residence of Sherwood Park households was investigated in order to determine what type of move relocation to Sherwood Park constituted - rural-suburban, urban-suburban, or, suburban-suburban. Questionnaire questions 2 to 4 attempt to investigate this. The type and tenancy of the previous and present residence is investigated to determine if households changed type of dwelling or tenancy of the dwelling by their move to Sherwood Park. Questionnaire questions 5 to 9 attempt to elicit this information.

The Attraction of Sherwood Park

Question 12 of the Questionnaire presents a predetermined list of critera that households were asked to indicate as being important or not in influencing their move to Sherwood Park. The criteria presented in the list were compiled by analysing the pre-questionnaire and by incorporating factors used in previous studies on migration, particularly Bell's 1958 study in Chicago. The incorporation of factors used in previous studies was felt to be desirable in the fact that, since the factors were used previously, they were found effective and, also, provided some

point of continuity between this study and others for the purpose of comparison of results. Question 11 asked respondents to list, in order of importance, factors which influenced their decision to move to Sherwood Park. Both a predetermined and an open ended question were used in order to assure that as wide a range of responses as possible would be included in the results. Questions 13 and 14 investigate households' reasons for choosing Sherwood Park rather than other dormitory satellites or Edmonton as a place of residence.

Satisfaction with the Community Environment

Objective (iv), dealing with residents' satisfaction with life in Sherwood Park, is a multi-faceted objective. It has been noted in the literature review that the physical environment, and in some cases, the cost of housing, is the foremost factor in influencing a household to take up residence in a particular community (Brown and Moore, 1970). It is important to discover if, once a household has relocated, it is indeed satisfied with the physical environment of the new community or if problems and disadvantages are found to exist. Satisfaction with commercial, government, and social services, though they do form part of the total infrastructure of the community, has been investigated separately. A review of the literature has indicated that satellite communities and suburban areas are most often deficient in these areas resulting in resident dissatisfaction with this deficiency (Carver, 1962; Lower Mainland Regional Planning Board, 1971; Russworm, 1971).

Residents' attitudes toward the government structure of the community was undertaken for, at the time of the survey, the question was generating controversy within the County of Strathcona, because a group of Sherwood Park residents, unhappy with the present system, had undertaken a petition asking the Provincial Government to do a study on the implications of Sherwood Park incorporating into a separate political unit. Growth was also a topical subject at the time of the survey with Sherwood Park fast approaching its planned population and the County Council discussing what direction the community and the County should take in the coming years. Although data relating to these investigations come from numerous questions in the Questionnaire, questions 29 to 34 are central to this particular objective.

Dependence on the Central City

Objective (v) is also a multi-faceted objective. A review of the literature indicates that, for the most part, satellite communities do not provide their residents with a full range of goods and services, particularly of a higher order (Carver, 1962; Rusak, 1968; Pressman, 1976; Sewell, 1977). The residents of these satellites must then rely upon the central city for the provision of goods and services that are lacking in their own community. Objective (v) attempts to discover the dependence of Sherwood Park on the central city of Edmonton for the provision of such goods and services. Since attempting to ascertain Sherwood Park's dependence for all services and facilities would

be a complex and laborious process, it was decided to limit the investigation to four general areas - employment, commercial facilities, recreation facilities and, medical services. These four areas were chosen because, (1) the literature indicates that these are areas in which dormitory satellites are most often dependent on the central city, and (2) these areas constitute major components of a household's every day life. Questions 19 to 28 were used to investigate these areas of dependence.

The Questionnaire

In March, 1976, a pre-test questionnaire was delivered to 30 single family houses in different areas of Sherwood Park. Fifteen of these questionnaires were returned by the self-addressed, stamped envelope that was included with each questionnaire. Problems in the wording and the construction of questions were noted and respondents' answers examined. The questionnaire was subsequently revised (Appendix 1) and delivered by hand to a sample of Sherwood Park residents between April 7 and April 13, 1976. Since the only criteria required by the sample was residence in Sherwood Park, it was decided to conduct a survey utilizing a systematic sample of the population by delivering a questionnaire to every fifth housing unit in the community. Thus, every fifth apartment unit, every fifth townhouse in Greenwood Village, every fifth condominium unit in Great Oaks and every fifth single family house in all the neighborhoods of Sherwood Park were sampled. For the purpose of distributing the questionnaire, each unit in duplexes

was considered a single unit similar to single family detached houses. The final phases of Mills Haven and Broadmoor Village, which were under construction at the time, were excluded from the study since the large number of vacant lots and houses under construction made application of the systematic sampling system too difficult. Residents of the three nursing homes in Sherwood Park were also excluded from the sample since it was felt that their small numbers, life styles and reasons for living in the community differed significantly enough from those of the general population that their responses would not aid in the study. In all 1,349 questionnaires were distributed. The number of questionnaires returned by June 4, 1976 totalled 491 or 36.4% of those distributed.

Analysis of the Questionnaire Data

Upon receipt of the last questionnaire on the cut-off date of June 4th, 1976, responses were coded on data sheets for entry into the computer. Special emphasis was given to open ended questions, by attempting to create as many categories as was experdient, in order to accommodate the wide variety of responses given. After the data was entered into the computer, frequency distributions for the variables of each question in the Questionnaire were generated (Appendix II). For many questions, these frequency distributions were then edited and presented as simple descriptive tables.

Questions using desire scales (questions 12, 21, 30 and 32) were treated somewhat differently. In the Sherwood Park

Questionnaire, such questions were designed with five categories: I - Very Important, II - Important (implicit), III - the neutral category, IV - Of Little Importance (implicit), and V - Not Important. In order to clarify the relative importance (or non-importance) of each factor, consolidation of the two important categories into one "important" category and consolidation of the two not important categories into one "not important" category was effected before the information was placed in table form. The middle, or neutral, category was excluded from all tabular representation of the data from these questions.

A third type of question, those asking respondents to rank factors in order of importance, were also given different consideration. Again, to emphasize the relative importance of each factor, a predetermined mathematical weight was affixed to each rank. (A weight of five was given to the first rank, a weight of four to the second and so on.) The data from these questions was then recorded in tables which presented each factor ranked in terms of its cumulative weighted average.

The summary and results of the data collected in the Questionnaire are presented in Chapter IV.

CHAPTER III

THE EVOLUTION AND GROWTH OF SHERWOOD PARK

The objectives of this section are:

(i) to investigate the institutional, political and physical factors that influenced the development of the present physical structure of Sherwood Park.

(ii) to provide a descriptive background of the present physical, social and governmental infrastructure of the community.

(iii) to discover if the physical structure of Sherwood Park is similar to that found in other corporate satellite communities in Canada.

Inception to Implementation: 1951-1955

In November 1951, John Campbell, an Edmonton promoter and developer approached the County of Strathcona[1] County Council with a proposal to build a new community within the County. The 600 acre townsite was proposed for a location five miles from the (then) City limits of Edmonton, comprising Section 27 Township 52-23-4 (with the exception of the S.W. forty acres of the S.W. quarter). (Plate 3.1) Although Mr. Campbell, along with a number of other Edmonton businessmen, were sponsors of the project, actual financial arrangements (the capital outlay estimated at that time was $20,000,000) were being undertaken by La Buscadera Exploration Company of Pasadena, California. It was intended that Mr. Campbell and his associates would form a

[1] In 1962 the Municipal District of Strathcona became the County of Strathcona #20. For the sake of consistency Strathcona will be referred to throughout the thesis, irrespective of the time frame under discussion, as the County of Strathcona and its government as the County Council.

company which would undertake construction of the townsite and be responsible for the sale of houses and lots.

During the early 1950's, numerous oil refineries and petrochemical industries (including the plants of Canadian Celenese Limited and Canadian Industries Limited) were under construction in the County of Strathcona. This industrialization was important in the development of Sherwood Park since, as the initial proposal stated: "The main purpose of the proposed townsite is to provide housing for the employees of Canadian Celenese Limited and Canadian Industries Limited." (EDPC, Townsite Analysis, 1951, p. 1)

Although neither company was financially involved in the project, both gave it their full support, hoping that the town would provide their employees with sound modern housing within easy access, yet out of sight of the plants as well as intending that "...the grouping of their (employees') homes together would foster the community of interests which a common source of employment tends to give." (EDPC, Townsite Analysis, 1951, p. 2) The townsite was not intended, however, to be the domain solely of the employees from these plants but was intended to be open to anyone who wished to live there.

The physical layout of the townsite was to reflect the great effort put into providing the most up to date planning methods and ideas. Of the 500 acres available for building 440 would be devoted to residential development while the remainder would be occupied by a shopping centre and, perhaps, by some light industrial concerns. The residential subdivisions would contain

Plate 3.1 Boundaries of the Original Proposed Townsite of Sherwood Park

Source: Alberta Energy and Natural Resources 1951

lots averaging 6,000 square feet, having a minimum frontage of 55 feet and would have designated sites for public parks, a school, churches and public buildings. The development would provide space for about 3,150 houses, ultimately housing a population of some 12,000. Although sites would be provided for apartment buildings if they were needed in the future, the development company had no plans to construct any initially. As well, lots would be sold to purchasers if they wished to build their own house, rather than buy a company built home.

The developers proposed that Calgary Power install and operate the water, power and sewer systems as they were already doing in several other Alberta communities. Gas was to be obtained from Northwestern Utilities whose main line ran close by the townsite. It was intended that water would probably be obtained by pipeline from Cooking Lake some 10 miles distant although, initially, water for the project would be obtained from wells. In accordance with their desire for innovation and their desire to create a high quality environment in their community, the company proposed to put all unsightly wires and utility lines underground.

With respect to the political status of the townsite, the company felt that it would be best if the project would remain as a hamlet governed by the County of Strathcona.

> "From the standpoint of the company and the residents, incorporation of the townsite as a village or town would be undesirable. We believe that a townsite of this type, housing employees of industries elsewhere in the municipality, represents one aspect of the municipal economic picture, just as the industries to which it is related represent another, and that it would not be wise to

> separate them by placing the townsite under separate jurisdiction. We feel that the residents of the townsite should remain in a position to derive their fair share of benefit from the tax revenues obtained from the industrial plants in which the majority of them would be employed, and that it is only reasonable to expect their employers to contribute in that manner towards the maintenance of the urban area in which their employees live. Incorporation would result in an unbalanced townsite economy, and loss of access to the industrial tax revenue would bring about deterioration of the townsite."
>
> (EDPC, Townsite Analysis, 1951, p. 5)

The County Council forwarded Mr. Campbell's proposal to the Edmonton Regional Planning Commission[1] (of which the County was a member) for their analysis. A report was subsequently prepared by Mr. L. Plotkin, a technician with the Planning Commission. Mr. Plotkin, investigating several aspects of the project, found the general concept of the project as acceptable but also discovered a number of weaknesses which he duly outlined and presented to the Planning Commission.

First, with regards to site and situation, Mr. Plotkin felt that the rolling terrain and morain topography might pose problems for development and, that the prevailing winds would carry pollutants over the townsite from industries in the area. Second, it was felt that the cost of providing utilities would be quite high particularly the cost of constructing sewerlines, the cost of obtaining water from Cooking Lake, and the cost of providing water treatment and storage facilities. Third,

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[1] In 1963 the Edmonton District Planning Commission changed its name to the Edmonton Regional Planning Commission. For the sake of consistency the Planning Commission will be referred to throughout the thesis, irrespective of the time frame under discussion, as the Edmonton Regional Planning Commission.

Mr. Plotkin pointed out that the proposed townsite would have a lower accessibility to the Strathcona industrial complex than a number of other tracts of vacant land in the area and that the cost of providing public transportation between Edmonton and the townsite would be quite high.

Mr. Plotkin also commented on a number of aspects of the project not covered in the original proposal: who would build the schools; how the cost of construction of the utility systems would be borne; how development of the townsite would be phased in relation to increased or decreased housing demand; would people, in fact, prefer to live in the townsite rather than in other areas in, and around, the City. The proposed political status of the development was also questioned. Mr. Plotkin pointed out that, when development was complete, the 7,000 rural residents of the County would have four representatives on County Council while the townsite, with a population of 12,000, would have only one representative on County Council. This, Mr. Plotkin felt, would lead to friction and to demands for the incorporation of the townsite into a distinct political unit. Since the industrial area would probably remain with the County upon incorporation, the townsite would be left with a greatly unbalanced tax base.

In the early 1950's the ERPC had turned their attention to deciding what physical form urban growth in the Edmonton region should take. At this time it was generally accepted that Edmonton should play the role of the "Contained Mother City" surrounded at a proper distance by a ring of relatively

self-contained yet related satellite towns. (EDPC, Townsite Analysis, 1951, p. 20) In his analysis of the townsite proposal, Mr. Plotkin listed the qualifications an urban community would need to possess if it were to be considered as a satellite city in the context of the Edmonton Region.

1. It must be far enough away from the Mother City to be self-contained in its normal daily shopping, recreational and cultural functions.

2. It must be largely self-contained in its employment. In other words, the places of employment for the majority of the inhabitants must be clearly related to the one satellite.

3. Industry related to the satellite must be in sufficient proportion to provide for a solvent local government.

4. It must be self-contained in its public utilities and public transportation to places of employment. It must not be parasitical upon the public utility system of any other community.

5. Its maximum size as a self-contained community must be predetermined in order that realistic estimates can be made concerning the reservation of land for public purposes, and the orderly development of a public utility system scaled to a defined maximum population load.

6. It must be closely linked by an arterial road and rail system to the Mother City, and by an orbital road system to its neighboring satellites.

(EDPC, Townsite Analysis, 1951, p. 20)

Thus, in light of the potential problems and conflicts associated with the development of the townsite and keeping in mind the pattern of urban growth favored by the Planning Commission for the Edmonton region, Mr. Plotkin concluded and recommended that:

"It is questionable whether it can be considered as a satellite city.

> Regardless as to who would shoulder the burden, living and administration costs on the townsite would appear to be higher than those in the close metropolitan area of the City of Edmonton.
>
> The extension from Edmonton of a tentacle of expensive utilities in the direction of the townsite would create genuine economic pressures to threaten a breach of the ring road by extensive ribbon development.
>
> If this development is permitted, it may be impossible to prevent other similar developments in other directions from the City. Such urban growth has proven in the experience of older urban centres (e.g. Los Angeles, Toronto) to be costly and unsatisfactory.
>
> The spirit of the undertaking is to be commended. It is my suggestion that on close analysis, savings in the cost of utilities may more than overbalance the higher cost of land, and all objectives would be attained, were this project to be considered for the East Edmonton area of Strathcona."
>
> (EDPC, Townsite Analysis, 1951, p. 21)

On January 15, 1952, a Special Committee set up to consider "Municipal Implications" of the proposed development, reported its findings to the ERPC. It stated that:

> "There is a need for satellite development east of the City, but it would best be located further east with a population of at least 30,000. The sponsor of the proposed development and his backers should be contacted with a view to having them participate with the Commission in locating a townsite."
>
> (EDPC, Annual Report 1953-1954, 1954, p. 81)

At a special meeting the following day, the ERPC adopted the Committee's report.

In mid 1952 Mr. Plotkin expressed his views to the County Council of Strathcona and to Mr. Campbell that it would be perferable if the townsite were to be placed further from the City of Edmonton, perhaps at Bremner (M.D. of Strathcona Council Minutes, May 1952, p. 217) or half way between Clover

Bar and Fort Saskatchewan where the townsite could take advantage of its proximity to the river water. (M.D. of Strathcona Council Minutes, June 26, 1952, p. 108) Mr. Campbell felt that the sites mentioned would be too far from the centre of employment of the people for whom the townsite was designed to provide housing. He also pointed out that Edmonton, up river from these alternative sites, was dumping sewage into the North Saskatchewan River which meant the construction of a water treatment plant would be required to purify the water before it would be suitable for distribution to the townsite.

In June 1952, the County Reeve made note to the County Council that Edmonton officials had been complaining that the City was providing houses, services and education to the employees and their families of the plants within the County of Strathcona. (M.D. of Strathcona Council Minutes, June 1952, p. 109) Edmonton was not, however, supportive of the proposed housing project which was designed, in part, to negate these criticisms leveled by the City.

In mid 1952 Mr. Holloway, Chairman of the Planning Commission's investigating committee, made a further study of the townsite. Mr. Holloway's report was not quite as critical as that of Mr. Plotkin. Mr. Holloway felt that, although the problems raised by Mr. Plotkin merited consideration, they would not pose as severe a constraint to development of the project as first thought. In the report Mr. Holloway concludes that: "...in my opinion, the proposed development of the townsite in Section 27 would be feasible, economical and consistent with the

Commission's planning policy, providing that the two related problems of water supply and zoning control - together with such other allied matters as access road improvements in the unified form of an official scheme, appropriately planned and duly approved under the provisions of Section 12 to 21 of the Town and Rural Planning Act." (EDPC, Annual Report 1953-1954, 1954, p. 9) The Holloway report was addressed to the County Council of Strathcona and was construed by that Council as representing the opinion of the Commission when in fact, the report had never been presented to the Commission for consideration.

In late 1952 Central Mortgage and Housing Commission gave its tentative approval to the project provided that the five essential services of water, light, gas, telephones and schools could be guaranteed. At this particular point the provision of an adequate water supply was a major stumbling block to the project, since bringing water from Cooking Lake or the North Saskatchewan River had proven more complex, from an engineering point of view, than originally anticipated as well as becoming cost prohibitive. Mr. Campbell wanted assurance from the Council of an adequate water supply - the demand for which he estimated would be 3 million gallons/day within five years. The Council, in turn referred to a letter from Commissioner Menzies of the City of Edmonton setting out amounts of water that could be delivered from the City to various points in the County. Within the context of the letter, the amount of water required for the townsite was within the capacity of the City to supply, thus eliminating a major hurdle to the development.

(M.D. of Strathcona Council Minutes, 1952, p. 173)

By early 1953 the County Council of Strathcona looked upon the townsite as a virtual certainty and in July 1953, approached the Edmonton Regional Planning Commission with request for technical assistance in drawing up the plans for the new townsite. As the ERPC had not yet approved the development, this item was set over to the meeting of August, 1953.

At the ERPC's August meeting the members were advised of the Holloway report that had been accepted by the County Council of Strathcona but had not reached the ERPC for approval. After some debate, Mr. Moyer of the County of Strathcona gave notice of motion for presentation of the Planning Commission's September meeting (since the representative of the City of Edmonton was not present): "That the Holloway Report be accepted, and that the development proposed on Section 27-52-23-4 and vicinity be approved by the Commission." (EDPC, Annual Report 1953-1954, 1954, p. 9)

At the September meeting of the ERPC, Mr. Campbell explained to the members what the proposed development would entail. He stated that the townsite would cover from 1 to 1 1/2 sections with a population of 12 to 20,000; that an adequate water supply had been arranged with the municipality; that a purification plant would be used to take care of water disposal; that houses would, in the main, be 24 feet by 28 feet costing from $7,500 with no basement and a utility room, to $12,000 with basement; that there would be multiple family dwellings; that provision was being made for schools, fire halls, police station

and churches, and that 18 acres had been set aside for recreation purposes. (EDPC, Annual Report 1953-1954, 1954, p. 9)

Mr. Holloway seconded the motion for approval of the development saying that he had come to the conclusion that "...the objections previously raised to Section 27 were not as serious as they appeared to be," and that he had not been able to find a more suitable location for the development further to the east. (EDPC, Annual Report 1953-1954, 1954, p. 9) An objection was raised over the proximity of the townsite to the City of Edmonton but this, Mr. Holloway felt, could be overcome by strict zoning control being exercised by the County. (EDPC, Annual Report 1953-1954, 1954, p. 9) At the same time Mr. Moyer, the County of Strathcona's representative to the Planning Commission, stated that his municipality was "definitely in favor of the proposed development as it was felt that this project would help the municipality to meet its responsibilities to the industries within its border, by providing convenient and economic housing for their employees." (EDPC, Annal Report 1953-1954, 1954, p. 9)

Mr. Gertler, then Director of the Edmonton Regional Planning Commission, presented the findings of a subsequent report prepared by the Commission's technical staff. The report stated that:

> "1. It would seem debatable whether there is a need for a new separate urban community of 12,000 a short distance east of the City, since in the S.E. sector of the metropolitan plan there are still 1,800 acres of reserve residential land. This is sufficient to take care of a working force of 7,300 persons and their dependents.

2. It is questionable whether there is a need for entirely new satellite development as there are already opportunities for growth in the existing district towns. It would seem preferable and better economic sense to start at an existing nucleus where public investments have already been made, where there is a tradition of community and organized local government.

3. The site suggested for the townsite lacked two essentials - proximity and water for industrial use.

4. It was difficult to visualize a community of 12,000 being content to be administered as a hamlet by a rural council

5. Although the sponsors were proposing to set aside a half section contiquous to the townsite on the west as an industrial subdivision to attract industry which would, in turn, provide a balanced tax base in the event of the community becoming self-governed, there was already a large area in the S.E. quarter of the City zoned for industrial purposes. This land could be more easily serviced and it was questionable whether industry would wish to go farther afield.

6. It should be considered that there was a danger the proposed community could become a dormitory suburb through pressure for development along the main approaches, which the County with the best will in the world may find difficult to resist. If this pressure for development on the main approaches are not resisted growth could get out of control and the whole metropolitan area would be caught in a spiral of mounting per capita costs."

(EDPC, Annual Report 1953-1954, 1954, p. 10)

The City of Edmonton and the Towns of Jasper Place and Beverly voiced strong opposition to the development of a townsite on Section 27. The member from Beverly felt that "There would appear to be a great danger of the townsite becoming purely a dormitory town and unsupported by industry, lacking social life within the community and dependent on services from the City." (EDPC, Annual Report 1953-1954, 1954, p. 11) Again, it was stressed that, despite the County's wish to retain the rural identity of the County, they may not be able to resist the

pressure of developers and the area between the City and the townsite would fill up with various types of uses. Mr. Moyer countered this point by stressing that the County felt quite competent to meet requirements by zoning restriction. After further and considerable debate, the motion to approve the development in principle and to accept the Holloway Report was passed.

By early 1954, the technicians of the Planning Commission had completed their plans for the townsite, and these plans were subsequently presented to the Planning Commission at the meeting of February 3, 1954. These plans, rather than presenting an overall master plan for the community, were to represent a detailed picture of the first section of the townsite to be developed. This detailed plan would then be used as a model for the development of other sections of the townsite. The plan presented by the technicians was one of a modified Radburn concept - neighborhood units were made up of superblocks pierced by cul-de-sacs, streets arranged in a hierarchy and the development was to be ringed by an agricultural greenbelt.

After the February 3 meeting, the Director of the ERPC pointed out to other members of the Planning Commission the importance of rezoning the area between the City of Edmonton eastern limits and the townsite, mentioning that, although the townsite was five miles from the City, the area inbetween was occupied by a number of industrial concerns which were only 1 1/4 to 3 1/2 miles from the townsite. At that time the area in question was zoned as "B" zone greenbelt which permitted such

developments as large primary industry, planned industrial subdivisions and small holding hamlets.

In order to preserve the rural character of the area as set out in the Holloway Report, the Director favored rezoning the land to "A" zone greenbelt which permitted only such developments as golf courses, race tracks, institutional buildings, burial grounds, agricultural parcels of not less than 20 acres, etc. A lively debate followed with the County representative stating that the area should be left as "B" zone greenbelt and the County be allowed to "...exercise its own discretion as to the uses made of the land under the "B" zone regulations." (EDPC, Annual Report 1953-1954, 1954, p. 12) Despite Strathcona's objections, however, a motion to rezone the area between the townsite and the City to "A" zone greenbelt was finally approved by the ERPC.

The detailed plans for the townsite and surrounding territory as proposed by the ERPC were subsequently presented to the County Council who approved the townsite plans but refused to accept the change from "B" zone greenbelt to "A" zone greenbelt of the land lying between the City and the townsite. The major reason for the County Council's opposition to the rezoning scheme was that under "A" zone greenbelt, which allowed only specific agricultural or institutional uses, the industrial area already present between the City and the townsite would not be able to expand, thus depriving the County of substantial tax revenue. Despite the ERPC's insistance of an "A" zone greenbelt and the County's subsequent refusal of same,

the County of Strathcona and Cam-Del Company Limited signed an agreement for the building of a townsite on Section 27 52-23-W4. (M.D. of Strathcona Council Minutes, 1954, p. 36)

In mid 1954, the ERPC called a special meeting to discuss the proposed townsite, particularly the fact the Strathcona had given approval for construction of the project without accepting the "A" zone greenbelt that had been insisted upon by the ERPC. The County of Strathcona, firmly committed to the construction of the townsite and flatly refusing to accept the constraints of an "A" zone greenbelt withdrew from the ERPC. Since Strathcona was then no longer under the jurisdiction of the ERPC, the meeting was cancelled.

Later in 1954 the development company decided that the plans for the townsite drawn up by the Planning Commission were not acceptable and hired Mr. Robert M. O'Donnell, a planner from Denver, Colorado, to come up with a new set of plans. Mr. O'Donnell was of the school which favored a subdivision of streets forming concentric circles radiating outward from a central point. These concentric streets were, in turn, transected by a number of radial routes. The revised plans brought before Council were approved in October 1954. (M.D. of Strathcona Council Minutes, 1954, p. 199) Mr. O'Donnell's influence can readily be seen in the oldest section of Sherwood Park.

In April 1955, Mr. Campbell along with a number of engineers and other interested parties met with the County Council of Strathcona to discuss the progress of the development

to that date. Although a number of financial groups approached Mr. Campbell with a view to developing the townsite, Mr. Campbell eventually entered into arrangements with Mr. A. L. Trowbridge representing Pringle, Hurd and Company, a large American mortgage brokerage firm.

Mr. Campbell informed the Council that options had been taken out on land in the development area so that the initial capital outlay needed would be reduced. His proposed plan was to construct three to five model homes adjacent to the extension on Highway 14 (Wye Road) and, that if these houses proved attractive to the buying public, the company would start construction of 100 to 300 houses.

Mr. Campbell also advised the County Council that since the initial agreement was signed between Strathcona and the developers a number of crucial factors had changed which required modification of the initial agreement. The most pressing problem facing the developers was the question of utilities. Mr. Campbell felt that constructing a complete water and sewer system initially would overburden the houses for sale with extra costs and would also place a strain on the community if, for some reason, the entire project was unable to be completed. To alleviate this concern, it was therefore proposed that water would initially be drawn from deep wells or, if this was not feasible, from the County's reservoir. Sewage would be disposed of through a pond system. If demand for housing in the townsite proved significant and continued development seemed imminent, the developers would then build a pipeline from the County

reservoir (if one had not already been built) and would provide for sewage disposal through the Edmonton system or through sewage treatment plants into the North Saskatchewan River. The developers also stated that they would take it upon themselves to make arrangements for fire protection, patrol services, street lighting and trash collection, as well as providing sites for schools, hard surfacing all roads and providing curbs and drainage. The developers reiterated that, should construction halt on the project before its completion, all existing housing would be adequately serviced with utilities without further capital outlay from the County. In early 1954, the company also proposed to the Council that the limits of the townsite be extended to include: all of Sections 27, 34 and 35, NW 1/4 Section 26, NE 1/4 Section 28, NE 1/4 Section 33. (Plate 3.2)

In May 1954, high ranking officials of the Provincial Government came before the County Council to discuss the development. Mr. H. N. Lash, Director, Provincial Town and Rural Planning Advisory Board addressed the County Council, with the idea of pointing out a number of deficiencies and problems that lay in the plan that had been presented before the Council. Mr. Lash noted that whereas the original plan was for a townsite that covered four quarter sections, the present proposal called for a townsite covering 14 or 16 quarter sections. Second, only 3% of the area in the first neighborhood (which had been approved by Council) was designated public lands, although a minimum of 10% was called for under the Provincial Subdivision Regulations. Mr. Lash did admit that the deficient 7% was

projected to be realized in other neighborhoods but also stated that the overall plan for the community had not been passed by Council and that there was no guarantee that any other than the first neighborhood would ever be built. Third, Mr. Lash was concerned over the lack of schools and playground sites in the plan. Only one school site was proposed and even this site was placed at some distance from the townsite. It was estimated that at least three more school sites, as well as a site for a high school would be needed. Fourth, it was felt that the topography would make some lots very poor sites for house construction. Fifth, it was advised that street and utility maintenance would be costly due to the low density called for in the townsite plan. Sixth, Mr. Lash was concerned over the plan to eliminate back lanes and bring utility easements through the rear of each lot and, since this was a relatively new concept, there was some doubt as to its workability. Concern was also expressed that care be taken in informing potential buyers about this concept.

In May and June of 1955 the County Council met with representatives of Cam-Del Company Limited to go over the final details in the agreement covering the development of the townsite. One important detail agreed upon at the May meeting was that the County Council would not extend the boundaries of the townsite without prior approval of the developer. As well, the County Council agreed to take it upon itself to ensure that no fringe development would be allowed within one mile of the perimeter of the townsite. New subdivision laws in the County called for developers to be responsible for the building of all

Plate 3 2 Boundaries of Sherwood Park
1955 and 1959

Source: Alberta Energy and Natural Resources, 1951

roads, streets and lanes in new subdivisions. The developers of the townsite agreed to abide by this new law if the County was prepared to take on the responsibility of improving the Wye Road approach to the townsite as well as building and improving perimeter roads around the townsite. The County Council agreed to this proposal. In June 1955, having settled details to the satisfaction of both parties, the County Council of Strathcona entered into agreement with Cam-Del Company Limited for the development of the townsite.

Having received permission from the County Council to proceed, the developers approached the Provincial Town and Rural Planning Advisory Board seeking subdivision approval for the townsite. Since the criticisms and concerns leveled against the townsite had not been resolved to the satisfaction of the Advisory Board, Mr. Lash, Director of the Advisory Board, refused to grant subdivision approval. The developers then turned to the Edmonton Regional Planning Commission who in turn, also refused to grant approval. The plan for the townsite was then presented before the Provincial Cabinet and in September 1955, the hamlet of Sherwood Park was established into the County of Strathcona by order of the Minister of Municipal Affairs, the Honorable A. J. Hooke.

The Early Years 1955-1968

By the fall of 1955, construction had been completed on a

number of show homes in Sherwood Park[1] along the Wye Road extension from Highway 14. The community was touted by its developers as providing spacious country living for its residents. To enhance the feeling of openness and spaciousness in the townsite, show homes were placed on alternate lots. By 1958 some 1,356 people had settled in the fledgling community. (Table 3.1)

The year 1959 saw a number of fundamental changes occur in the financial and physical structure of Sherwood Park. First, the financial rights for the development of Sherwood Park were sold to Home Smith Properties, a subsidiary of Great Northern Capital Corporation Limited, a Canadian public company. Home Smith was involved in town planning as early as 1910 with its presentation of a long term development plan for the Toronto Borough of Etobicoke. The company has been active in residential development throughout Ontario, in commercial property development in Alberta and in vacation resort development outside of Canada. Since 1959, Home Smith, through its subsidiary Sherwood Properties, has been responsible also for the development of Sherwood Park.

Second, Mr. Dennis Cole, then Director of the Red Deer Regional Planning Commission was asked to undertake a study of the new townsite. One of the recommendations arising out of the study was the physical restructuring of the townsite. Mr. Cole proposed that a central area housing commercial facilities,

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[1]The townsite was originally given the name Campbelltown, but this name was later changed to Sherwood Park. For the sake of consistency, the townsite will be referred throughout the thesis as Sherwood Park, irrespective of the time frame under discussion.

Table 3.1

POPULATION AND BUILDING PERMITS ISSUED

	SHERWOOD PARK			COUNTY OF STRATHCONA				
		BUILDING PERMITS			BUILDING PERMITS			
YEAR	POPULATION	Single Family	Multiple Family	POPULATION	Single Family	Multiple Family	Country Residence A	Country Residence B
1958	1,356	291			330			18
1959	1,950	173		11,125	216			34
1960	2,200	40		11,500	120			80
1961	2,538	154		12,075#	240			71
1962	3,340	118		13,000	171		3	46
1963	3,950	154		13,700	222		2	39
1964	5,400	89		14,500	145		1	41
1965	5,900	127		15,300	192		3	62
1966	6,399#	100		16,185#	142		1	28
1967	7,000	97		16,900	147		2	20
1968	7,500	278		18,000	337			53
1969	10,000	622	364	20,500	624	364		80
1970	12,500	866	185	23,000	866	185	6	67
1971	14,282#	1,151		25,735#	1,209		6	61
1972	19,273	1,101		31,273	1,150		5	153
1973	23,000	503		35,529	509		13	231
1974	24,969	288		38,099	369		17	140
1975	25,958[1]	192		40,388	294		8	209
1976	26,500			41,500				

Statistics Canada

1 Sherwood Park Census:
Department of Transportation Study

Country Residence: A - Country Estates
B - Small Holdings

SOURCE: Building Permits - Edmonton Regional Planning Commission
Population - Edmonton Regional Planning Commission and County Estimates

Alberta Municipal Affairs, The Hamlet of Sherwood Park, A Review of Alternative Forms of Government, Summary Report, 1977, p. 38

institutions and public buildings be set aside to act as a focus for the community, following closely the physical structure established years earlier in the Don Mills development. It was also proposed that the townsite be expanded to 17 quarter sections (2,720 acres) by the inclusion of SW 1/4 of section 26 and the SE 1/4 of section 33. This expanded boundary was approved by the County, by the developers and by the Provincial Advisory Board and became the official boundary of Sherwood Park for the following 20 years. (Plate 3.2)

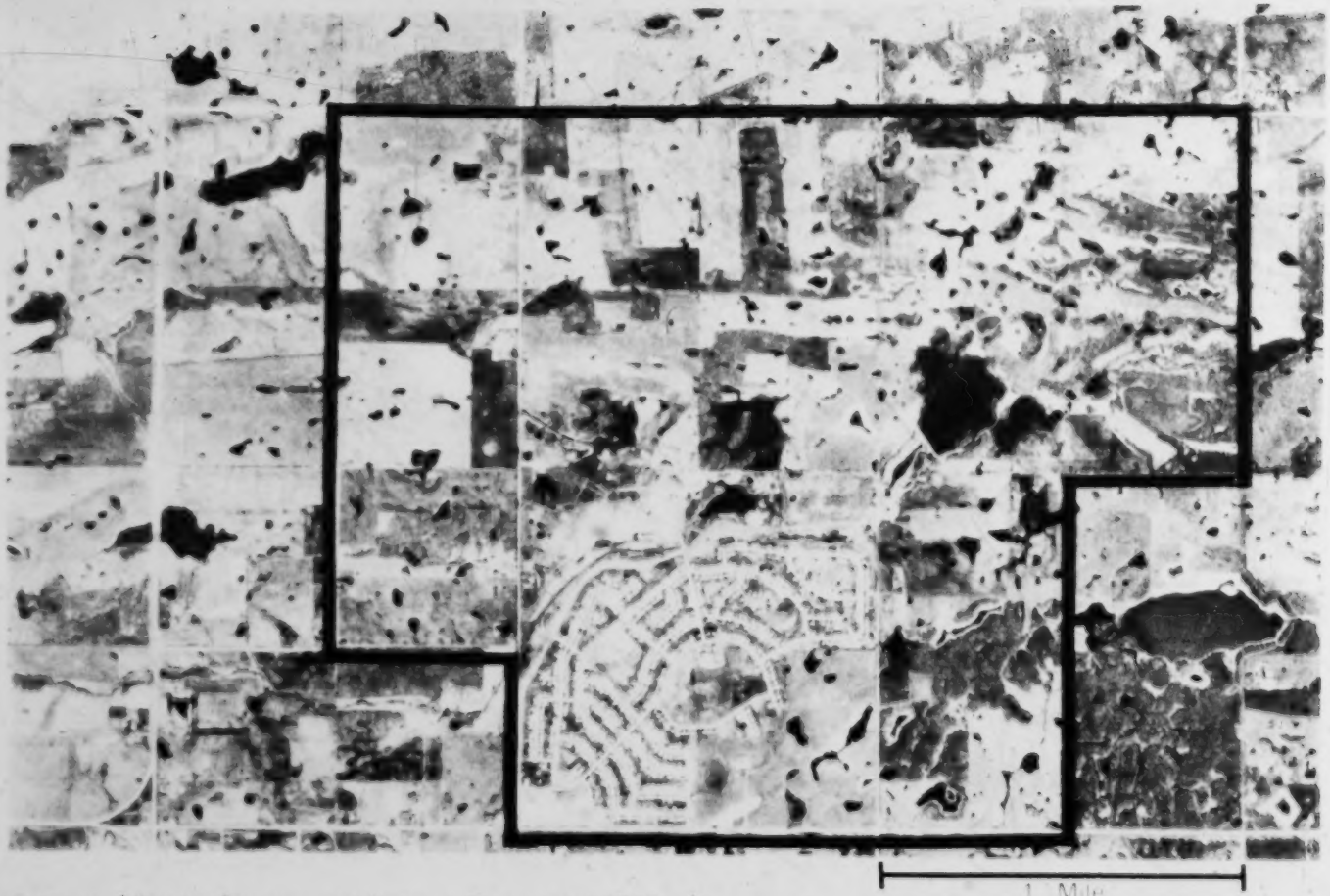
Initial development in Sherwood Park was concentrated in the neighborhood now referred to as Sherwood Heights. Building was limited to single family detached houses, usually of the one storey ranch style type. A small shopping centre was opened in one corner of the development, along Wye Road at Sherwood Drive. Although it was realized that placing the shopping at one corner of the neighborhood was less than ideal, access was needed to both Sherwood Park residents and to rural residents who, in the early stages of development, were needed to provide a threshold population for the commercial concerns in the centre.

By the early 1960's, housing sales in the community were beginning to decline. (Table 3.1) To make the community more attractive to potential home buyers and to increase sales, the developer proposed to build a golf course to the north west of the proposed community centre. The first nine holes of Broadmoor Golf Course opened to the public in early 1962, with the remaining nine holes opening several years later. Along the south east portion of the golf course the developers began their

Plate 3.3 Conifer Street at Birch Avenue, the initial section of Sherwood Park's first neighborhood, Sherwood Heights

Plate 3.4 Brentwood Shopping Centre, Brentwood

Plate 3.5 Areal Extent of Sherwood Park, 1962



Source: Alberta Energy and Natural Resources 1962

second neighborhood - Broadmoor. Although smaller than the first neighborhood, Broadmoor followed the same physical design used previously, and also allowed for a mixture of single family houses and duplexes. The physical attractiveness of Broadmoor was enhanced by the retention of stands of native trees and by the placement of a number of lots on the boarder of the golf course greens. On the west side of the golf course, and interlaced among the links, the developers placed Broadmoor Village, an area of prestige, upper class housing. Broadmoor Village, consisting of just one street, was quite attractive physically, due to the fact that it was isolated from the rest of the community, that lots in the neighborhood were larger than average and that each property backed onto the lush greens of the golf course.

In the mid 1960's a third neighborhood, Brentwood, was opened up to the east of Sherwood Heights. Although single family homes continued to dominate the housing market in Brentwood, developers did permit the construction of a number of duplexes along Heron Road. Brentwood was designed by the developers of Sherwood Park and incorporated many of the design features found in Sherwood Heights - a curvilinear street system with numerous cul-de-sacs and long blocks intersected by pedestrian walkways. No provision was made, however, for the situation of parks in the centre of residential blocks as had been done in numerous areas throughout Sherwood Heights.

Development of Sherwood Park continued slowly but evenly throughout the mid 1960's. New schools were built, a fire and

Plate 3.6 Broadmoor Golf Course

Plate 3.7 Broadmoor Golf Course

Plate 3.8 Village Drive, Broadmoor Village

Plate 3.9 Former fire hall and police station with more recent police addition to the north. The complex is now used exclusively as the police station.

Plate 3.10 Walk-up apartments, Spruce Avenue, Sherwood Heights

Plate 3.11 Walk-up apartments, Oak Street and Sherwood Drive, Sherwood Heights

police station was constructed and a number of walk-up apartments were allowed to proceed. By the late 1960's, however, Sherwood Park was still a sleepy bedroom suburb of 7,500. What commercial facilities did exist provided mainly convenience goods and groceries. There were few recreational facilities and few government services available. As there was no public high school in Sherwood Park, high school students were bused to a high school outside of the community which they shared with students from the rural areas of the County. High school students from the Separate School System were bused to a high school in Edmonton. However, political decisions, construction, and economic and housing conditions outside of Sherwood Park, were to change the community, literally overnight, into one of Edmonton's largest and fastest growing dormitory satellites.

The Boom Years 1968-1976

During the 1960's the main access route to Edmonton from Sherwood Park was Highway 14 (now 76 Avenue) which connected to 82 Avenue, a major traffic artery on Edmonton's south side. By the late 1960's, however, the section of Highway 14 between Sherwood Park and Edmonton became old, neglected and badly in need of repair. The road was narrow, two laned, and bordered by many acreages and commercial developments all of which had driveway connections to the highway. Driving conditions were hazardous at the best of times and, during rush hours and summer weekends, frightful. The Provincial Government attempted to remedy this situation by constructing a four lane, controlled

access freeway a few hundred feet north of the existing Highway 14 from 75th Street in Edmonton to the junction of Highway 14 and 14X, about one mile from Sherwood Park. The Sherwood Park Freeway (as this new highway came to be known) greatly improved access between Edmonton and Sherwood Park, reducing commuting time appreciably, especially to downtown, and improving the safety of driving conditions.

During the late 1960's and early 1970's, costs of servicing residential land in the Edmonton region began to mount substantially (Figure 1.1) These rising servicing costs coupled with a continuing high demand for housing, resulted in higher house prices and a shortage of serviced lots within Edmonton itself. Servicing and land costs were, on the average, less in Sherwood Park than in Edmonton for a comparable house. These lower prices, the availability of land and housing and the improved access to Edmonton made Sherwood Park particularly attractive to home buyers. The late 1960's and 1970's saw a flurry of construction activity in Sherwood Park with the rapid development of a number of new neighborhoods: Maple Grove, to the south of Sherwood Heights; Maple Wood, to the south of Brentwood; a northernly extension of Brentwood itself; Westboro, on the extreme western side of the townsite. Two large neighborhoods were opened in the early 1970's Mills Haven, which stretched across the northern section of Sherwood Park; and Glen Allen, which occupied the entire north eastern quadrant of the townsite. In the five years from 1968 to 1973 the population of Sherwood Park tripled to 23,000 reflecting the

Plate 3.12 Areal Extent of Sherwood Park, 1967

Source: Alberta Energy and Natural Resources 1967

Plate 3.13 Interior Park, Maplewood

Plate 3.14 Interior Park, Brentwood

Plate 3.15
Post 1968 housing,
Mony Penny Crescent
Westboro

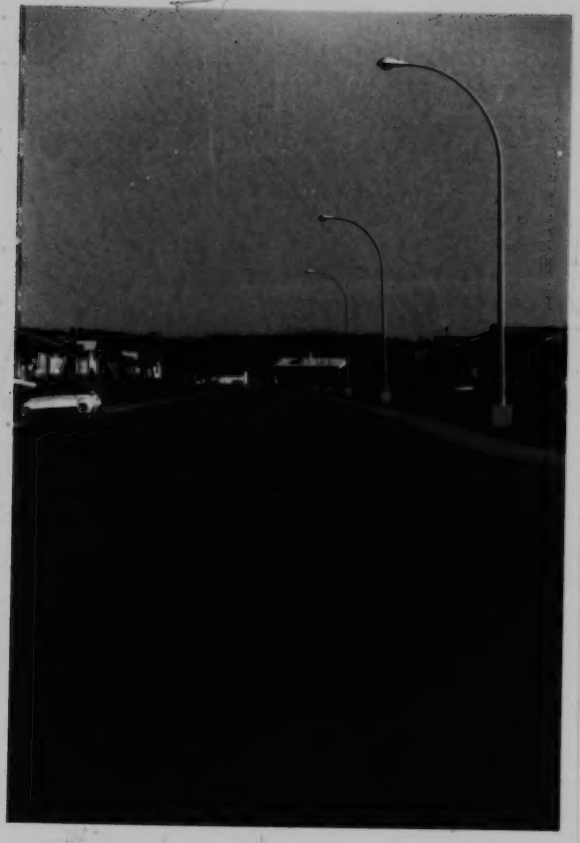


Plate 3.16
Post 1968 housing,
Rosewood Drive
Maplewood

Plate 3.17 Post 1968 housing, Georgian Terrace, Glen Allen

Plate 3.18 Post 1968 housing, Beauvista Drive, Broadmoor Village

frantic pace of development that occurred during those years. (Table 3.1)

By the late 1960's Home Smith no longer planned its own subdivisions, as was the case in the early stages of development. Design was left, instead, to the firm of Makale, Holloway and Associates. Mr. D. Makale had had considerable experience with Strathcona in the past and today continues as the County's major planning consultant. Post 1968 subdivisions in Sherwood Park tended to follow standard subdivision design: neighborhoods were focused on the elementary school; each neighborhood consisted of curvilinear and cul-de-sac streets arranged in a hierarchy, provision was made for park areas and small commercial centres. Carrying over feature from previous neighborhoods, park areas continued to be placed in the interior of some residential blocks while particularly long blocks were pierced with walk-ways to aid pedestrian traffic.

Single family detached housing continued to dominate residential construction in Sherwood Park, with bungalows and split levels being the most common design. Residential construction, at least in the early years of the boom was not, however, soley limited to single family housing. Greenwood Village, a government subsidized, low rental townhouse development was built in the Westboro neighborhood. An extensive condominium project, Great Oaks, was constructed on a narrow tract of land between the golf course and the community centre. Concern was expressed, however, from many quarters as to the increased population densities which resulted from the

Plate 3.19 Greenwood Village, low cost rental townhouses, Westboro

Plate 3.20 Greenwood Village, low cost rental townhouses, Westboro

Plate 3.21 Great Oaks condominum project

Plate 3.22 Great Oaks condominium project

construction of multi-family complexes. In response to these concerns, the County Council placed a moretoreum on the construction of multi-family units in the Mills Haven and Glen Allen neighborhoods. It was also discovered that the amount of land that had been set aside in new neighborhoods for commercial facilities far exceeded actual demand. Some of this commercial land, as well as sites that had been set aside for multi-family units, was subsequently infilled by single family houses.

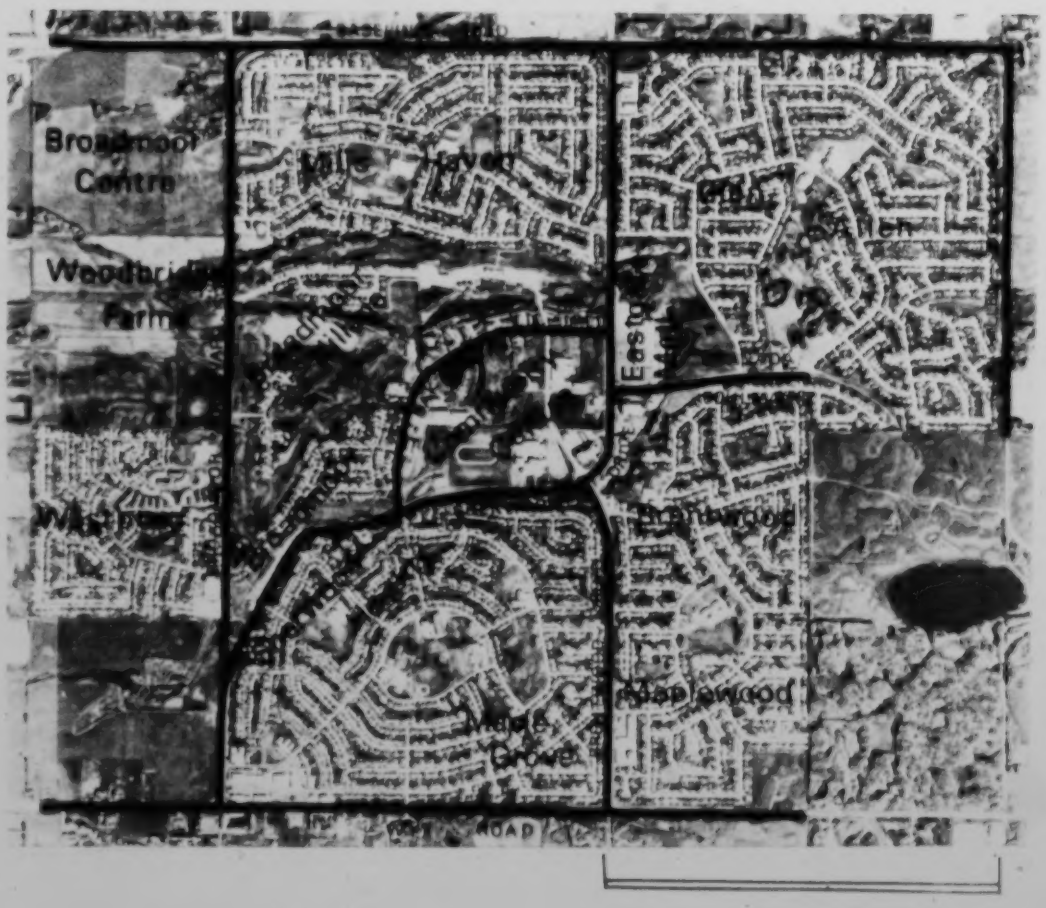
Plate 3.23 Pedestrian walkway transecting a residential block, Westboro

With the rapid increases in population came a corresponding boom in non-residential construction. Shopping centres and commercial facilities, including a community shopping centre, sprang up in locations throughout Sherwood Park. Churches, schools and recreation facilities were built to help meet the needs of this rapidly rising population. New roads were constructed and existing roadways upgraded to accommodate increased traffic volumes.

By the mid 1970's, however, development in Sherwood Park had slowed appreciably. Building was limited to the final phase of Mills Haven and to an extension of Broadmoor Village which provided more prestige housing laced among the links of Broadmoor Golf Course. With the exception of several blocks within the community centre, only two quarter sections in the extreme west section of the townsite remained undeveloped. The most northernly quarter section was zoned light industrial while the quarter section immediately to the south (now known as Woodbridge Farms) was held by an elderly farmer who was reluctant to see his land subdivided. The County Council of Strathcona came under considerable pressure from developers to allow the construction of new subdivision outside of the townsite's historical boundaries as well as being presented with a proposal to expand Sherwood Park to a population of 100,000. Council did permit development of the industrial area (now called Broadmoor Centre) to proceed and gave tentative approval to Woodbridge Farms when the land became available. Other proposals for expansion of the townsite were strenuously resisted.

Plate 3 24 Areal Extent of Sherwood Park, 1976

Plate 3.25 Sherwood Park, Neighborhoods and Major Traffic Routes, 1976

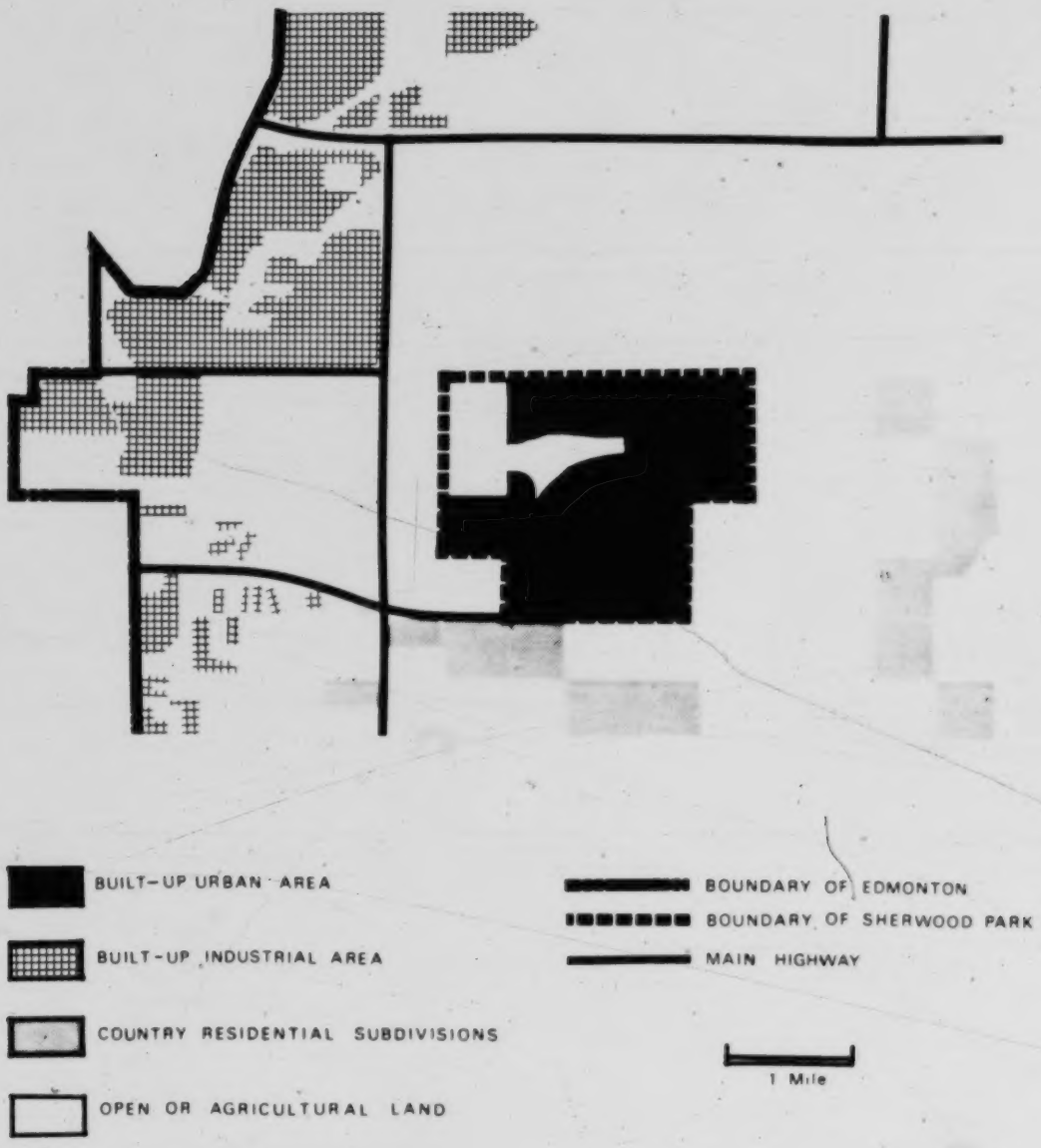


With the development of the final two quarter sections, Sherwood Park would reach its planned limits in terms of physical size and population. Any expansion of Sherwood Park, therefore, would require expensive expansion of services and utilities, particularly if the town expanded to the north. Existing facilities and services were not adequate to meet the needs of the existing population let alone those of a rapidly increasing population. As well, at about this time the Edmonton Regional Planning Commission was undertaking extensive study on the future of urban growth and population distribution in the Edmonton region. The study was a massive undertaking, analysing large amounts of technical data and eliciting substantial public input from the region's population. The County Council wished to wait for the completion of this report before making any firm committments as to the future of Sherwood Park.

THE GOVERNMENT STRUCTURE

In 1976, the County of Strathcona covered some 569 square miles, making it the fifth smallest rural municipality in Alberta. (Alberta Municipal Affairs, 1976, p. 2, p. 93) Although once a predominently rural municipality, Strathcona, over the last 20 years, has attracted a large number of non-rural developments. Besides the hamlet of Sherwood Park, industry has continued to settle in the County resulting in the establishment of a substantial industrial complex between Edmonton and Sherwood Park. The rising popularity of acreages, and the County's willingness to approve such developments, has resulted in a

Figure 3.1 County of Strathcona, Sherwood Park Area, Land Use, 1976



Source: Alberta Municipal Affairs, The Hamlet of Sherwood Park, 1977

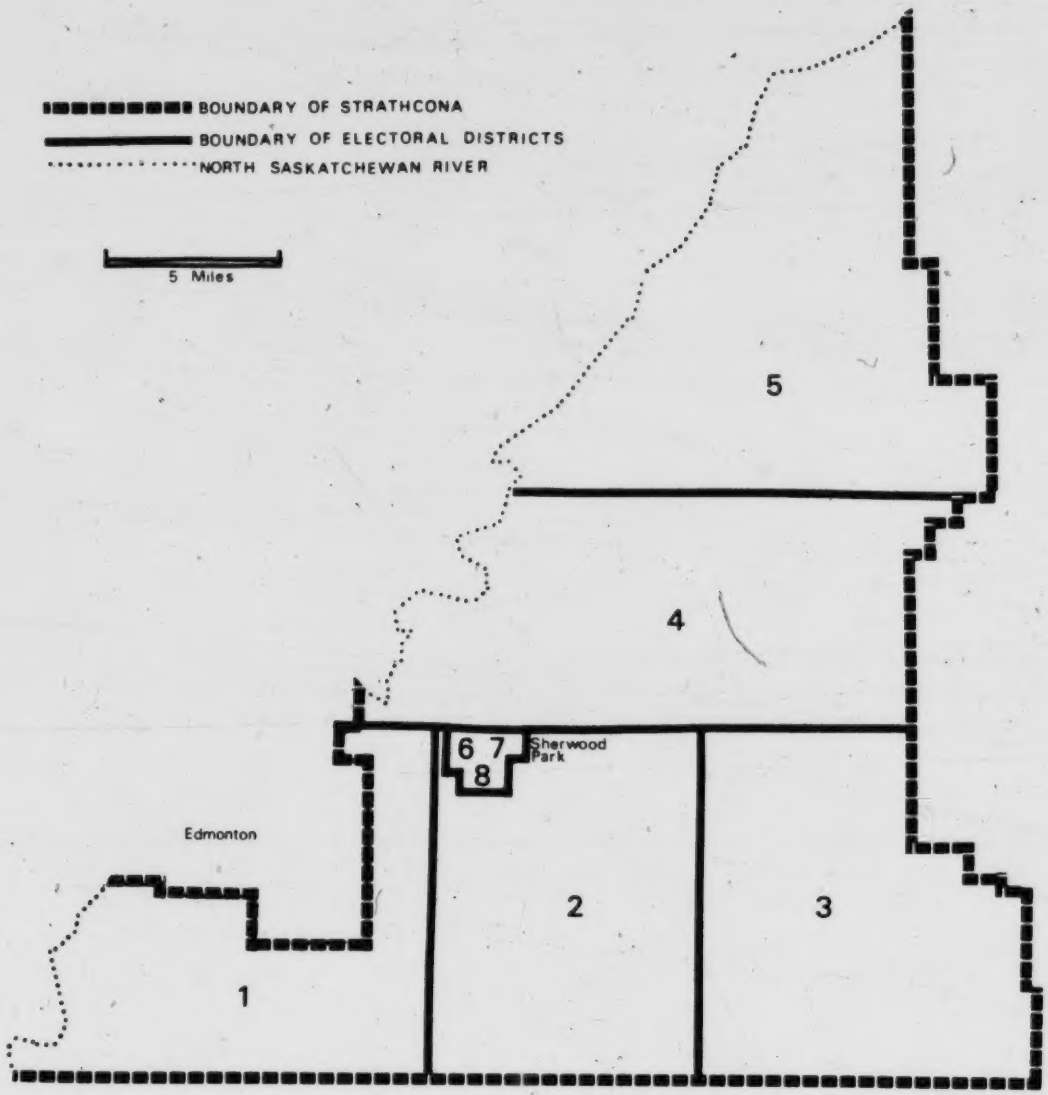
significant number of country residential subdivisions, particularly to the south and east of Sherwood Park. (Ward, 1977)

In 1975, the population of the County of Strathcona totaled 41,000. This is quite significant when compared to 5,908, which was the average population of the other rural municipalities in Alberta for the same year. (Alberta Municipal Affairs, 1977, p. 92) Sherwood Park accounted for 64.6% or 26,500 of the population while rural residents accounted for only 10.7% or 4,400. County residential population was significant, accounting for 25.9% or 10,600 of the County's population. (Alberta Municipal Affairs, 1977, p. 2)

The total assessment for the County in 1975 was $131.7 million of which 44.5% was accounted for by residential assessment, 39.7% by industrial assessment and 3.4% from farm assessment with the residual being made up from assessment on commercial property, pipelines, etc. In 1975, residential assessment accounted for 93% of the total assessment within the Sherwood Park townsite. Although no industrial assessment was recorded within Sherwood Park in 1975, the opening in the late 1970's of Broadmoor Centre, an industrial section in the northwest part of the townsite, did change this unbalanced assessment base somewhat.

When the construction of Sherwood Park was approved, the townsite was accorded the status of Hamlet. In Alberta, hamlets are governed by the government of the municipality in which they are located. Thus the County Council of the County of Strathcona, which is elected by all the residents of the County,

Figure 3.2 County of Strathcona, Electoral Districts, 1976



Source: Alberta Municipal Affairs, The Hamlet of Sherwood Park, 1977

takes on the responsibility for the governing and administration of Sherwood Park.

Prior to 1962, Strathcona functioned under a municipal district form of government which, in Alberta, means that voters elect both a Municipal Council and a Public School Board. In 1962, however, Strathcona adopted a County form of government which means voters elect a single County Council which also takes on the added responsibility as the Public School Board. The Public School Board for the Strathcona Public School System, then, is made up of the entire County Council plus one representative from the Town of Fort Saskatchewan which, although it has its own elected government, still falls within the boundaries of the County's school system.

Prior to the 1977 Municipal Elections, the County Council of Strathcona consisted of eight members - three from divisions representing Sherwood Park and five from divisions representing the rural areas of the County. This division gave Sherwood Park, with 65% of the County's population, only 35% of the representation on the County Council. (Alberta Municipal Affairs, 1977, p. 2) One councillor from the rural areas was elected as County Reeve with the Deputy Reeve being elected from among the councillors representing Sherwood Park. By the late 1970's, the country residential population of the County had become so substantial that for the 1977 municipal elections a new member was added to the County Council to represent these para-urban acreage dwellers.

For many years, the offices of the County of Strathcona

were located in the City of Edmonton. In 1977, however, a new County office building was opened in the centre of Sherwood Park. The new complex houses the County offices, the council chambers, provincial government offices and a public library. The relocating of the County offices to Sherwood Park gives credence to the County's argument that Sherwood Park is an integral part of the County and that there is no intention to allow annexation of the community by Edmonton.

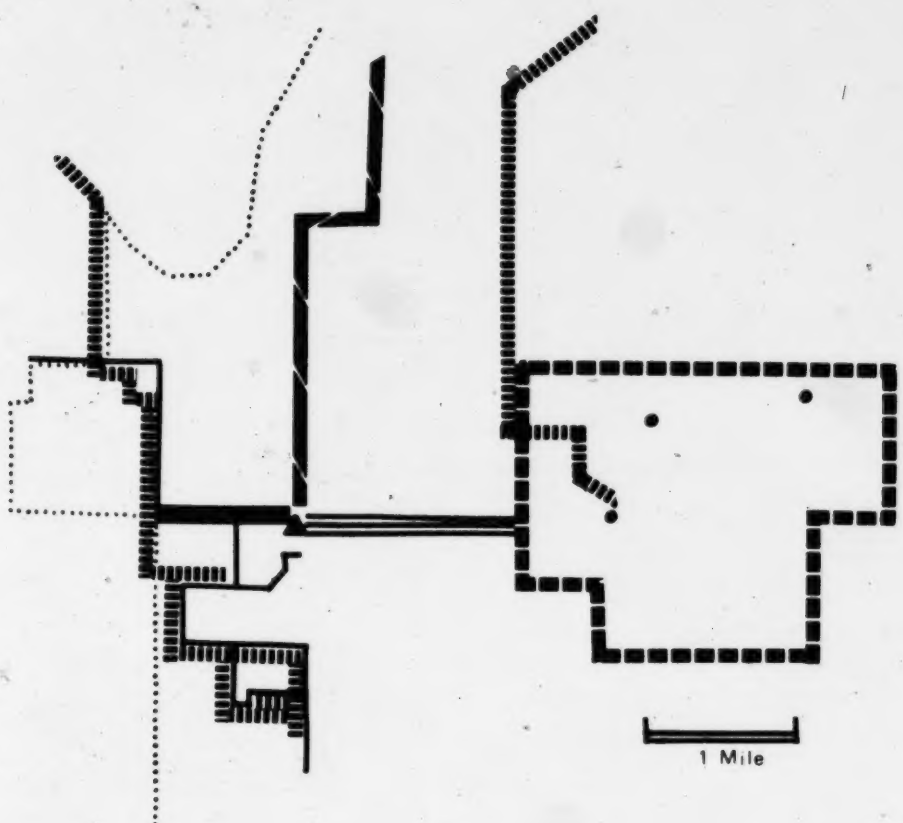
Plate 3.26 New County Office Building
Sherwood Drive and Brentwood Boulevard

THE PHYSICAL INFRASTRUCTURE

The Utility System

The County of Strathcona purchases water from the City of

Figure 3.3 County of Strathcona, Sherwood Park Area, Major Water and Sewage Lines, 1976



MAIN WATER LINE
NORTHEAST WATER LINE
CONNECTING WATER LINES
STRATHCONA 17th ST. RESEVOIR
LOCAL WATER STORAGE
SEWAGE OUTFALL
BOUNDARY OF EDMONTON
BOUNDARY OF SHERWOOD PARK

Source: Alberta Municipal Affairs, The Hamlet of Sherwood Park, 1977

Edmonton which it then distributes to different areas of the County. Water is received via a 30 inch pipe from the City to the County's main reservoir on 17th Street. From the main reservoir water is piped to the industrial area and to three smaller reservoirs in Sherwood Park. A major water line, referred to as the Northeast Line, runs from the main reservoir, through the County, to Fort Saskatchewan and to Redwater (M.D. of Sturgeon). Calgary Power, under franchise from the County, operates the supply and distribution of water throughout the County.

Sewage from Sherwood Park is carried by a 24 inch outfall line to Edmonton's Northeast Industrial Lagoon, which consists of four anaerobic lagoons and a holding cell for the storage of sewage effluent prior to its release into the river. Sewage from the industrial area is disposed of at Edmonton's Gold Bar Treatment Plant. The County has worked out a cost sharing agreement with the City of Edmonton for the use of these sewage facilities. Calgary Power, again under franchise from the County, operates the sewage system.

Natural gas is provided to Sherwood Park and to the County by Northwestern Utilities. Calgary Power distributes electrical power throughout the County from its coal fired, thermal generating plants on Lake Wabamun, 45 miles west of Edmonton. Telephone services are provided by Alberta Government Telephones. Although telephone calls between Edmonton and Sherwood Park were never considered long distance, the introduction of Extended Flat Rate Calling Areas in the mid

1970's permits Sherwood Park residents to telephone throughout the metropolitan area toll free. Cable television services are provided to Sherwood Park by Capital Cable T.V. Ltd.

With the exception of Sherwood Heights and Maple Grove subdivisions, all utilities in the Sherwood Park townsite are underground. All residential and major streets within Sherwood Park are street lit, although major peripheral arteries, such as Wye Road and Baseline Road, are not.

Commercial Facilities

Although Sherwood Park contains a number of commercial and retail establishments, the range and quality of goods provided by these establishments is somewhat limited.

Most subdivisions contain their own neighborhood shopping centres that are placed on major arterials at the periphery of the subdivision. These neighborhood centres contain mostly commercial outlets offering low order convenience goods - convenience grocery stores, banks, fast food outlets, dry cleaners, drug stores and service stations. It is interesting to note that virtually every shopping centre in Sherwood Park, irrespective of size, contains at least one real estate office.

The first shopping centre in Sherwood Park, at the corner of Sherwood Drive and Wye Road, was originally designed as a neighborhood shopping centre but, over time, was expanded to provide a wider range of services. This expansion took the form of a number of isolated buildings, housing one or more outlets, grouped around a central parking lot. Today, this complex is

Plate 3.27 Brentwood Shopping Centre,
a neighborhood shopping centre

Plate 3.28 Maplewood Shopping Centre,
a neighborhood shopping centre

Plate 3.29 Westboro Shopping Centre,
a neighborhood shopping centre

Plate 3.30 A neighborhood shopping area, corner of Sherwood Drive and Main Boulevard, Mills Haven

Plate 3.31 The first shopping centre in Sherwood Park, at Wye Road and Sherwood Drive, showing the original centre and more recent additions

Plate 3.32 First shopping centre in Sherwood Park showing more recent additions

Plate 3.33 More recent additions to Sherwood Park's first shopping centre along Wye Road

Plate 3.34 Commercial strip north of Brentwood Boulevard along Sherwood Drive

Plate 3.35 Sherwood Inn under construction

Plate 3.36 Eastgate Mall

the second largest shopping area in Sherwood Park, and contains such outlets as a Safeway store, Saan (a junior department store), a liquor control board outlet, a licenced restaurant, a bakery, fast food outlets, banks, sports shops, and a hardware store.

A short commercial strip has grown up along Sherwood Drive between Brentwood Boulevard and Granada Boulevard, in the centre of Sherwood Park. The services along this strip tend to be automobile oriented - automobile service outlets such as car washes, service stations and a Firestone Tire store and fast food outlets such as an A & W and a Bonanza Steak House. At the north end of this strip is the Sherwood Inn, a new hotel and commercial complex that opened in 1977. Besides providing hotel rooms, a tavern and lounge and cabaret facilities, the complex also provides commercial space on the lower level for a number of small boutiques.

The major shopping centre in Sherwood Park is the Eastgate Mall, located at Sherwood Drive and Granada Boulevard in the centre of Sherwood Park. The upper level of the complex consists of an enclosed mall lined with commercial establishments offering some of the highest order goods available in Sherwood Park. Within this mall is found a Zeller's, a large Safeway store, women's dress shops, shoe stores, a delicatessen, and a telephone store as well as other retail outlets. The lower level of the complex contains a number of medical and professional offices.

Parks

Dotted throughout Sherwood Park are a number of small neighborhood parks. Usually located in the interiors of, or along the edges of, residential blocks, these parks normally comprise a grassed surface with a few shrubs and immature trees. Some parks contain playground equipment and the occasional baseball diamond but, for the most part, these neighborhood parks remain undeveloped, poorly landscaped, open areas.

The largest expanse of open green space is provided in the centre of Sherwood Park by the Broadmoor Golf Course and the adjacent Broadmoor Lake area. The Broadmoor Golf Course, built and operated by the developers, provides an 18 hole golf course as well as a club house with facilities for social events and winter curling. Broadmoor Lake acts as a natural drainage reservoir as well as a receptacle for storm sewer run off. In the summer the lake is stocked with fish and in the winter is used extensively for skating.

Further open recreation space can be found in school yards throughout Sherwood Park which are equipped with playing fields for baseball, soccer and football, with playground equipment and, in some cases, with tennis courts.

More open space is provided by areas awaiting development. Most notable of these areas are the open fields surrounding Eastgate Mall. These fields are grassed, contain some natural vegetation but have not been formally landscaped or provided with recreation facilities.

Plate 3.37 Neighborhood park along Conifer Street, Maple Grove

Plate 3.38 Older neighborhood park along Willow Street, Sherwood Heights

Plate 3.39 Neighborhood park, Mills Haven

Plate 3.40 Broadmoor Golf Course and Clubhouse

Plate 3.41 Broadmoor Lake

Plate 3.42 Undeveloped fields surrounding Eastgate Mall

A short distance to the north of Sherwood Park is found Centennial Park. Developed and operated by the County, this park provides baseball fields and places for picnics on a grassed, and landscaped rolling terrain. Salisbury Golf Course, directly south of the townsite, provides additional golfing facilities.

Recreation Facilities

Major physical recreation facilities in Sherwood Park consist of a swimming pool, a recreation centre and an ice arena. Under discussion for a number of years, the modernistic swimming pool was finally completed in the early 1970's and is now one of the most heavily used recreation facilities in the County. A recreation centre housing an ice surface, racquet courts and other facilities, was opened by the County in the early 1970's. The demand for ice surface time proved so great that, with financial help from the Kinsmen Club, an ice arena was constructed adjacent to the recreation centre several years later.

Transportation

Sherwood Park is made up of a number of residential neighborhoods which are encircled by multi-laned major arterial routes, (Plate 3.24). These major arterial routes are made up of three which transect the townsite - Sherwood Drive, Brentwood Boulevard and Broadmoor Boulevard - and two which form the townsite boundaries - Wye Road to the south and Baseline Road

Plate 3.43 Sherwood Park swimming pool

Plate 3.44 Sherwood Park Recreation Centre

Plate 3.45 Sherwood Park Ice Arena

Plate 3.46 Morning rush hour traffic on the Sherwood Park Freeway, heading westward into Edmonton

to the north. Although the developers had the responsibility of providing streets, sidewalks and gutters within the residential areas themselves, responsibility for arterial roads is held by the County. Development of these arterial roads lagged somewhat behind residential development and are, even now, incomplete. Sherwood Drive, for example, goes from being six lanes wide, to two lanes, to four lanes and back again to six. Although the transecting routes are lit by street lights, Wye Road and Baseline Road are lit only from Highway 14 to the entrance of the townsite. The major arterials in and around Sherwood Park are fronted, for the most part, by fences of rear yards or by commercial properties and are generally unattractive and unkempt; landscaping is also generally poor. In response to increased traffic congestion, six sets of traffic control signals were placed at major intersections to aid in the improved flow of traffic.

In terms of access to the central City, Sherwood Park is favored in having a number of well developed routes into Edmonton. In the south, Wye Road connects with the Sherwood Park Freeway (Highway 14) which runs through the County and into the City, connecting with 82 Avenue which provides access to downtown and the University, and with Argyll Road which provides access to the southeast industrial area. To the north, a recently improved Baseline Road provides access to Highways 16A and 14X, connecting at this point as well with 101 Avenue which runs into Edmonton, providing access to Chemical Row, downtown, and the Capilano Freeway. At present, 101 Avenue is a narrow

two lane road badly in need of repair. Traffic concentrations on this road has increased markedly over the past few years as residents from the northern sections of Sherwood Park attempt to find alternate routes to the heavily congested Sherwood Park Freeway.

On a regional scale, Sherwood Park residents have quick access to Highway 16 East - the Yellowhead route through Saskatchewan and Manitoba to Winnipeg - and Highway 14 - a major route east through Alberta to Saskatchewan. Access to major highways leading north and south is somewhat more difficult as it is necessary to traverse some portion of Edmonton or to circumvent the periphery of the City in order to reach them. Greatest problems are experienced in reaching Highway 16 West, the major route to Jasper, Vancouver and the Alaskan Highway. To reach Highway 16 West it is necessary to cross from one side of Edmonton to the other on surface streets, with their traffic congestion and frequent stops.

During the 1960's and early 1970's public transportation between Sherwood Park and Edmonton was provided by a private company. The service provided proved to be totally inadequate - the fares were high, the frequency of trips was low, the number of stops within Edmonton were few, the buses were old and uncomfortable and breakdowns were frequent. In 1977, as a result of a transportation study undertaken by the Province, the County entered into an agreement with Edmonton Transit to establish a joint bus service to serve areas within Sherwood Park and to establish better service between Edmonton and

Sherwood Park. The County continues to operate a bus service between Sherwood Park and Chemical Row for residents who are employed there.

THE SOCIAL INFRASTRUCTURE

Municipal Services

Police protection throughout the County of Strathcona is carried out by the Royal Canadian Mounted Police who are headquartered in Sherwood Park. Policing outside of Sherwood Park is paid for by the Province of Alberta while policing within Sherwood Park is funded by the County. Each year, however, the County is in receipt of a Provincial grant designed to help offset the cost of this police protection.

Fire protection, like police protection, is highly integrated between the rural and urban areas of the County. The main fire station is located in Sherwood Park and is staffed by 13 full time fire fighters, 3 officers, and 33 volunteers. Sub stations are located at Cooking Lake and Ardrossan and are each staffed by 16 volunteers. As well, a pumper unit, owned and operated by the County, is housed in Fort Saskatchewan. Ambulance service in Strathcona is operated by the department and is based at the fire station in Sherwood Park.

Garbage collection throughout the County is handled by a private company on a contract basis. Solid waste from Sherwood Park is disposed of at Edmonton's landfill site; the County having a cost sharing agreement with the Edmonton Sanitation

Plate 3.47 The new fire hall in Sherwood Park

Plate 3.48 The Federal Post Office in Sherwood Park

Board for the use of that facility. Solid wastes from the rural portions of the County are disposed of at the Ardrossan dump.

Health and Welfare

Preventive Health Services for the Counties of Strathcona and Leduc are administered by the Strathcona - Leduc Health Unit. The main office of the Health Unit is located in Sherwood Park, with sub-offices located in Fort Saskatchewan, Leduc, Thorsby and Devon. The Health Unit Board consists of six members - two from each County, one from the Town of Fort Saskatchewan and one from the Town of Leduc.

In recent years, the County has instituted a programme of Preventive Social Services to help deal with the social and psychological problems of the population. The services provided under this programme cover three main areas: Family Life Education, Family Councilling and Senior Citizens. The programme has met with a degree of success in its initial stages and it is expected that the services it provides will be expanded in the future.

In the formative years of Sherwood Park's growth, medical personnel often worked out of single family houses that had been converted for use as office space. Today, however, virtually all medical practioners are located in medical clinics or in office space provided in shopping centre complexes. A number of medical and paramedical personnel are now operating in Sherwood Park, but the range of medical services offered by them is somewhat limited. Although general practitioners, dentists,

Plate 3.49 Main office of the Strathcona - Leduc Health Unit

Plate 3.50 Brentwood Medical Clinic

Plate 3.51 Sherwood Park Nursing Home operated by the Seventh Day Adventists Church

Plate 3.52 The senior citizens' home in Mills Haven operated by the United Church

optometrists and the like abound, there is a dearth of specialized medical practitioners such as cardiologists, surgeons and orthodontists.

Three senior citizens homes, run by private foundations or religious organizations, are located in Sherwood Park. The Clover Bar Senior Citizens Lodge, the first such development in Sherwood Park, is operated by the Clover Bar Foundation. The Seventh Day Adventist Church operates a newer home in the centre of the townsite while the United Church lends its support to a home of unique architectural design located next to the church in the Mills Haven neighborhood.

Education Facilities

The Public School System of the County of Strathcona is administered by a nine member committee made up of the eight members of the County Council and one representative from Fort Saskatchewan. One Councillor representing Sherwood Park acts as the Chairman of the School Committee. The Public School Board operates 11 schools within Sherwood Park.

The Separate School Board (Catholic) for Strathcona independently elects its own Board members during municipal elections. Within the County are five Separate School Districts: Fort Saskatchewan, whose boundaries are co-terminus with the Fort Saskatchewan Public School District; Sherwood Park, which includes the townsite as well as some area to the southwest, but excludes any industrial areas; and the Garden, Colchester and Wye Districts which lay to the east of Sherwood Park. The latter

Plate 3.53 Brentwood Elementary School, Brentwood, operated by the Public School Board

Plate 3.54 Glen Allen Elementary School, Glen Allen, operated by the Public School Board

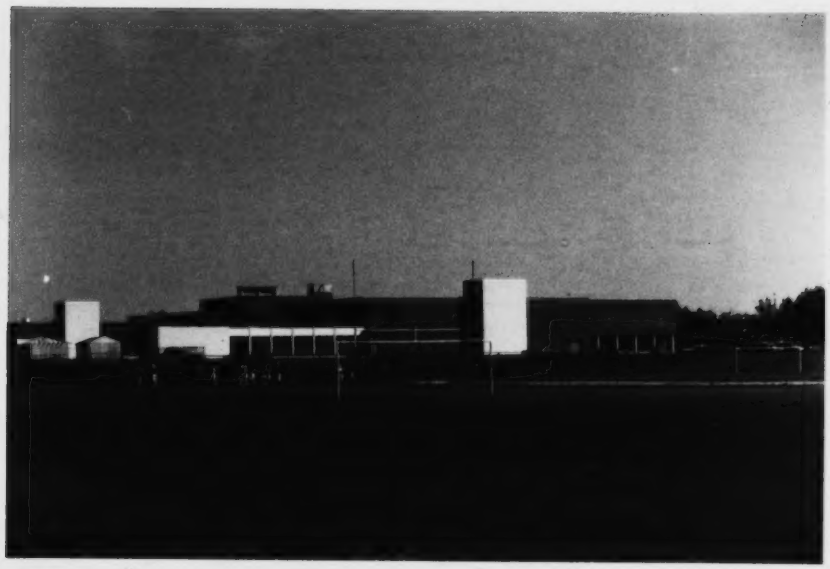


Plate 3.55 Salisbury Composite High School operated by the Public School Board

Plate 3.56 Archbishop Jordan High School operated by the Separate School Board

three are non-operating districts; students from these areas are bused to Sherwood Park. The Separate School Board operates six schools within Sherwood Park.

Within the public school system, there is a high degree of interaction between Sherwood Park and the rural portions of the County. Salisbury Composite High School, located in the centre of Sherwood Park, accepts students from Sherwood Park and from rural areas to the south and to the west. As well, due to the wide range of facilities housed in the complex, vocational students from throughout the County attend the high school. Haythorne Junior High School, located beyond the western boundary of Sherwood Park, accepts students from both the south west portion of Sherwood Park and from rural areas. Not all schools in the system are equipped with specialized facilities such as industrial arts shops, nor are all schools staffed with teachers specialized in certain areas such as home economics or band. This situation, then, requires the regular movement of students and/or teachers from one school to another throughout the County in order that all students have equal access to the education programmes provided. Both the Public and Separate School Boards offer a wide range of adult education and continuing education courses on school premises during the evenings of the fall and winter sessions.

Recreation Services

For the purpose of recreation, the County of Strathcona is divided into two recreation districts, each of which are

controlled by their own Recreation Board. The Recreation Board for Sherwood Park (Area 1) consists of the three county councillors from Sherwood Park, one member from the Community League and five representatives from the community at large. The Recreation Board for the rural area of the County (Area 2) is made up of the five county councillors from the rural areas plus an advisory committee. Recreational matters that are of concern to the County as a whole, such as the swimming pool, is the responsibility of the County Council.

Besides maintaining and operating the recreation facilities, the Recreation Department in Sherwood Park offers a wide range of services and programmes to the residents. Gymnastics classes for children, fitness programmes and craft courses for women, instruction classes in many sports, and the organization of competative sports teams are just some of the services offered.

SHERWOOD PARK AND OTHER CORPORATE COMMUNITIES

There would appear to be a number of design elements which are now common among corporate residential communities in Canada. Many of these elements, considered revolutionary when first brought together in the Don Mills development early in the 1950's, are today considered standard procedure. John Sewell has put forth the idea that there are, in fact, seven major design elements common to such type of corporate developments (see Chapter I, p. 18). In order to ascertain whether or not Sherwood Park has developed along a pattern similar to other corporate satellites, the physical structure of the community will be

evaluated in terms of Sewell's seven design elements.

1. Sherwood Park does contain a residential/industrial assessment split, although the amount of land set aside for industrial purposes is much less than in other communities. The reason lies in the high degree of integration between Sherwood Park and the rest of the county, whose large industrial complex, yielding high taxes, makes provision of further industrial land within Sherwood Park itself unnecessary.

2. Open green space is a predominant design element in Sherwood Park. Although the centre of the townsite is designated as the community centre, the commercial and civic complexes contained within it are surrounded by large open areas incorporating parks, lakes and playing fields. The Broadmoor Golf Course, to one side of the community centre, provides additional green spaces and acts a visual barrier between the northwest and southeast sections of the community. As well, neighbourhood parks and small green areas within the interiors of residential blocks are scattered throughout Sherwood Park.

3. The community has rejected the grid-iron road system in favor of a hierarchy of curvilinear streets. Arterial roads, fronted by high fences and/or green buffer strips or by commercial areas, form the boundaries of the community and the neighbourhoods within it. Neighbourhoods themselves are characterized by a maze of meandering collector roads and culs-de-sac.

4. Sherwood Park possesses a town centre containing a community shopping centre, a high school, a library, government offices and recreation facilities. The town centre is buffered from the surrounding single family residential areas by major arterials, high density housing projects and/or open green spaces.

5. Sherwood Park is made up of neighbourhoods centering on an elementary school.

6. Emphasis has been placed on the provision of single family homes. Only five apartment buildings have been constructed and these are located in the oldest sections of Sherwood Park. They have not been interspersed among single family residences but have been grouped in specific areas of the community.

7. The developers and the builders have maintained a specific socio-economic and visual continuity throughout Sherwood Park. With the exception of a few higher priced homes in Broadmoor Village, virtually all houses in Sherwood Park are of the bungalow or split level variety catering to middle income households. Only one low cost, government subsidized project has been built.

With the exception of a few minor characteristics particular to the community (such as the degree of residential/industrial assessment split and the incomplete buffering of the town centre from single family residences) it is evident that Sherwood Park does incorporate all of the design elements Sewell feels are common to corporate residential developments in Canada.

Sherwood Park and other corporate satellites are also similar in a number of other respects. Firstly, such corporate communities are characterized by little direct government intervention in the planning process. Although development of such communities proceeded within loose planning guidelines (the location of townsite boundaries and the provision of a community centre in the Sherwood Park example) actual design of street layout, zoning, and the type of housing built, was left to the discretion of the developer and house builder. Thus, the basic form and structure of these corporate communities are, more or less, a result of what the developers perceived as being both marketable to the buying public and profitable to themselves. Such profit-oriented developments are in direct contrast to communities, such as Edmonton's Mill Woods, that evolved under direct government influence. The structure of Mill Woods, for example, was greatly affected by the planners' attempts to implement classic planning theories (the Radburn example in this

case) and social theories (the mixing of housing types and socio-economic groups).

Secondly, Sherwood Park does not provide its citizens with a full range of goods and services, particularly high order commercial goods and entertainment services. This lack of high order goods and services is, however, characteristic of most suburban satellite communities. Some such communities, particularly in the United States, display difficulties in providing adequate government and social services as well. Sherwood Park, however, has been able to provide fire and police protection as well as a wide variety of educational and recreational programmes and facilities.

Thirdly, many corporate satellites, located close to the central city, do not contain a broad enough employment base for the resident population who must then rely upon the central city to provide jobs. Sherwood Park is a case in point. The heavy dependence on Edmonton to provide employment helps to confirm that Sherwood Park is more aptly described as a "dormitory satellite suburb" rather than as a "satellite city."

Comparison with Sewell's seven design elements indicate that Sherwood Park has grown, at least physically, in a pattern very similar to, if not identical to, that of other corporate satellites in Canada. Similarities in control of the planning process, the lack of certain goods and services and subsequent dependence on the central city also indicate Sherwood Park's similarity to other corporate communities.

CHAPTER IV

THE ATTITUDES OF SHERWOOD PARK RESIDENTS

The objectives of this section are:

(i) to investigate the previous place of residence of Sherwood Park residents.

(ii) to investigate the previous and present dwelling in terms of type and tenancy.

(iii) to determine what factors influenced households to move to Sherwood Park.

(iv) to ascertain residents' satisfaction with life in Sherwood Park in terms of:

(a) the physical environment
(b) commercial facilities
(c) social and government services
(d) government structure
(e) growth

(vi) to ascertain the dependence of Sherwood Park residents on the central city of Edmonton in terms of:

(a) employment
(b) commercial facilities
(c) recreation
(d) medical services

THE MOVE TO SHERWOOD PARK

The Previous Residence

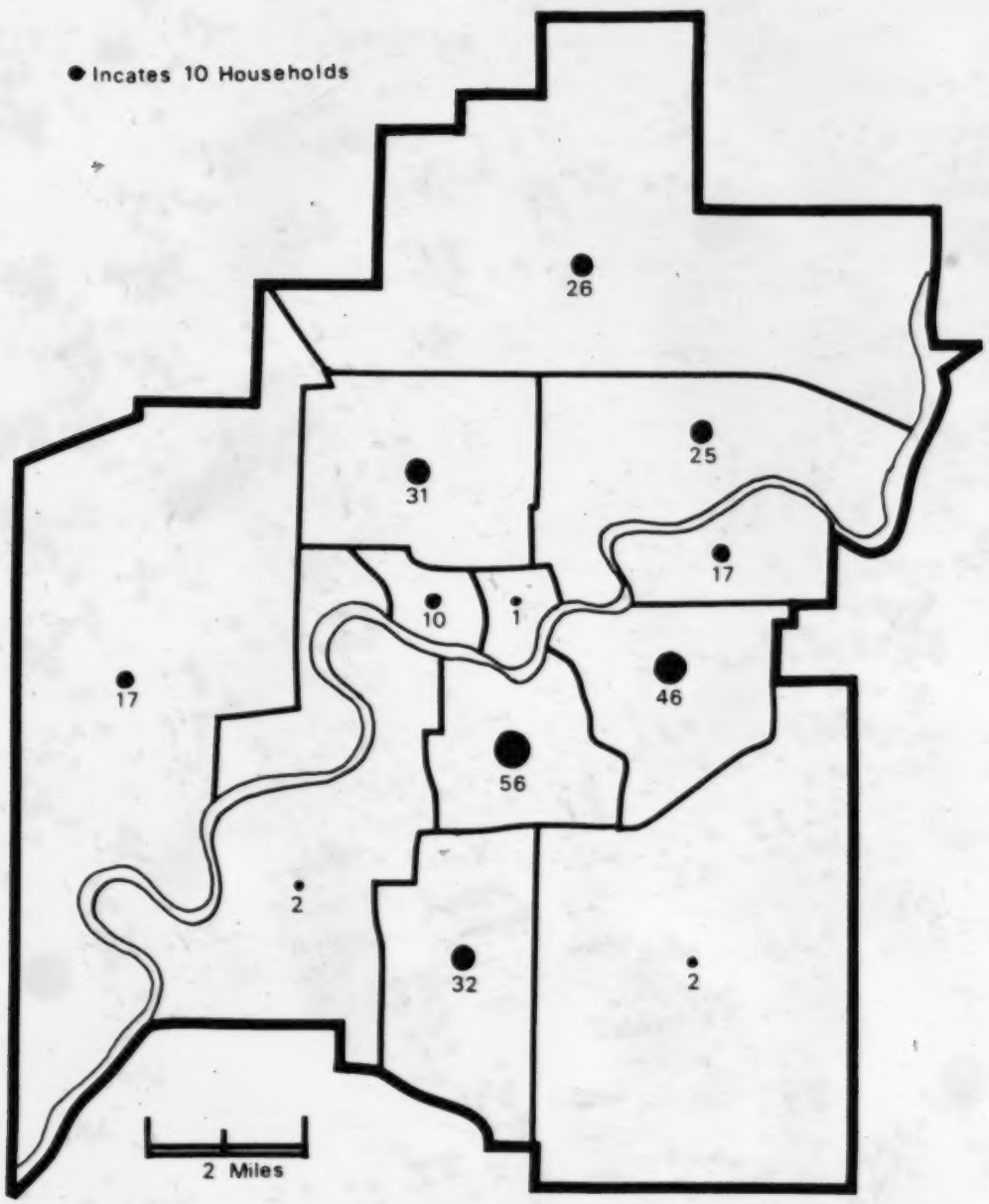
With 66.6% of the Questionnaire respondents listing Edmonton as their place of previous residence, it is apparent that the move to Sherwood Park was principally a move out from a central city to a suburban area. The same type of migration patterns were discovered in suburban communities under study by Bell (1958) and Vachon (1971). The areas of Edmonton from which

these respondents moved are illustrated in Figure 4.1. Of households who had previously resided in Edmonton, 58.5% indicated they moved from districts on the south side of Edmonton. Since, in 1971, the south side contained less than 50% of the city's population some degree of directional bias is evident in residents' move to Sherwood Park. As indicated in Table 4.3, the proximity to work ranked as an important factor influencing the move to Sherwood Park. Since 55.8% of respondents work in downtown Edmonton and on the south side (Table 4.15), the location of residents' employment may provide one cause of this directional bias.

It was also noted that there was a dearth of respondents whose previous residence lay in the areas of upper class housing that border both sides of the river in the city's south west corner. Inasmuch as houses in Sherwood Park are, generally, much less expensive and smaller than houses in these areas, a move to Sherwood Park would constitute a move down in terms of housing status for the residents of these areas.

With respect to the remaining 33.4% of respondents, 13.6% of the households moved to Sherwood Park from places in Alberta outside of Edmonton, 16.9% moved from other parts of Canada and 2% moved from countries other than Canada. Virtually all of these respondents were urban dwellers: 58.5% moving from cities smaller than Edmonton, i.e. cities with a population of less than 250,000; 22.5% moving from cities within the same size range as Edmonton, i.e. 250,000 to 500,000 people and; 19% moving from cities larger than Edmonton, i.e. cities containing more than

Figure 4.1 Areas of Edmonton from which Sherwood Park Residents Moved



Source: Edmonton Engineering and Transportation, Traffic Districts and Zones, 1971
Sherwood Park Questionnaire, 1976

500,000 people. Only 14 respondents moved from non-urban areas - 8 from acreages and 6 from farms.

The Previous and Present Dwelling

The type of dwelling that households resided in prior to their move to Sherwood Park is presented in Table 4.1. Despite the fact that a majority of respondents lived in single family houses, only 38.2% owned their previous accommodation while 61.8% rented.

Table 4.2 reveals that 94.7% of respondents currently live in single family houses. A high percentage of these respondents (92.5%) own their present dwelling while only 7.5% rent.

It would appear, then, that the move to Sherwood Park did constitute a change in both the type and tenancy of the dwelling unit. Although a majority of respondents lived in single family houses before their move the proportion doing so after the move increased substantially. Whereas a minority had owned their accommodation before the move, a substantial majority did so after. A similar change in type and tenancy was recorded in studies by both Bell (1958) and Vachon (1971). Although a majority of respondents indicated renting accommodation before moving to the community, 50.4% reported that they had owned a home at some time before their move to Sherwood Park.

Studies have indicated that there is an intense desire among Canadians to own their own home (Stewart, 1971; Vachon, 1971). This attitude also appears to be prevalent among Sherwood Park residents who consider the desire to own a home one of the

Table 4.1

Type of Previous Residence of Sherwood Park Residents

Type of Residence	Absolute Frequency	Relative Frequency (Percent)
Single family house	275	56.8
Walk-up apartment	100	20.7
Duplex	26	5.4
Fourplex	24	5.0
Highrise apartment	22	4.5
Townhouse	16	3.3
Condominium	14	2.9
Mobile home	7	1.4

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.2

Type of Present Residence of Sherwood Park Residents

Type of Residence	Absolute Frequency	Relative Frequency (Percent)
Single family house	465	94.7
Condominium	11	2.2
Duplex	8	1.6
Townhouse	6	1.2
Walk-up apartment	1	0.2

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.3

Factors Influencing the Decision to Move to Sherwood Park (Ranked in Terms of Importance as a Percentage of Total)

Factors	Absolute Frequency	Relative Frequency (Percent)
Price of comparable house in other areas	379	77.2
Less noise	378	77.0
Less traffic	378	77.0
Desire to own home	358	72.9
More open green space	345	70.3
Privacy	327	66.6
Cleaner	305	62.1
No neighbors in same building	293	59.7
House as an investment	245	49.9
Larger lot	241	49.1
More space inside house	214	43.6
Closer to schools	208	42.3
More modern house	207	42.2
Style of house	191	38.9
Better neighbors	169	34.4
Better schools	164	33.5
Closer to work	155	31.6
Better recreational activities	152	31.0
Sense of community	149	30.4
Greater variety of recreation programmes	133	27.1
Better quality recreation programmes	131	26.7
Most living area on one level	120	24.5
Closer to friends, relatives	73	14.9
Fewer or no stairs	63	12.8
Better churches	62	12.6
More approachable local government	54	11.0

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.4

Factors Influencing the Decision to Move to Sherwood Park
(Ranked in terms of Importance)
(Weighted Averages Expressed in terms of Percent of Total)

Factor	Percent
Cost of land and housing	21.4
Attractive physical environment of the community	9.9
Small town living/close to country	8.2
Quietness	6.6
Lower taxes	6.1
Access and/or distance to work	6.5
Close to, good access to, the city	5.2
Out of congested hustle and bustle of city	4.0
Attributes of the house itself	3.4
Availability of land and housing	3.4
Positive attributes of the present population	3.4
Close to friends/relatives	2.9
Other housing considerations	2.2
Work and/or work in area	2.0
Good place for children	1.6
Good recreation facilities and programmes	1.6
Close to schools	1.4
Larger lots	1.3
Wide variety of, close to, services	1.1

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.5

Length of Residence in Sherwood Park
(of Sherwood Park Residents)

Length of Residence	Absolute Frequency	Relative Frequency (Percent)
Less than 1 year	52	10.6
1 - 2 years	85	17.3
3 - 5 years	231	47.1
6 - 10 years	84	17.1
11 - 15 years	24	4.9
More than 15 years	14	2.9

SOURCE: Sherwood Park Questionnaire, 1976

most important factors in moving to the community (Table 4.3). Given this level of desire it is not surprising that the majority of Sherwood Park households are, in fact, home owners.

The Attraction of Sherwood Park

The most important factor that influenced households to take up residence in Sherwood Park was the lower cost of land and housing (Table 4.3, Table 4.4). During the 1970's the demand for housing in the Edmonton area became so great that municipalities were hard pressed to satisfy it. This demand had its roots in the presence of a rapidly expanding population; in the historically strong desire of Canadians to own their own home; and in the view that, in times of extreme economic fluctuations, a house may be used as a hedge against inflation. Both these factors, the desire to own a home and the prospect of using the house as an investment, were particularly important to Sherwood Park households in their decision to rellocate (Table 4.3). Rapidly rising servicing costs, coupled with this strong demand, resulted in a severe shortage of serviced residential land within Edmonton during the early 1970's (See Chapter 1). During this shortage, however, more affordable housing was made available, by developers, within Sherwood Park: it was only natural that the house buying public should take advantage of this situation. Table 4.5 confirms the importance of this housing situation in bringing about an increase in the population of Sherwood Park. Almost half of respondents moved to Sherwood Park between 1971 and 1973 (i.e. 3 - 5 years before

the distribution of the Questionnaire), the years in which the housing shortage was assumed to be at its worst. In total, 75% of respondents had taken up residence in Sherwood Park since 1971.

Households were also strongly influenced in their move to Sherwood Park by perceiving the physical environment of the community to be particularly attractive (clean, quiet, having open green spaces) and by perceiving life in Sherwood Park to be akin to small town living. The lower taxes levied in Sherwood Park were also considered to be a positive pull factor[1].

Factors important in choosing Sherwood Park over Edmonton as a place of residence are very similar to the factors which were felt to be important in the move to Sherwood Park in general (Table 4.6). Importance was again attached to lower priced lots and houses; to lower taxes; and to the small town atmosphere of Sherwood Park with its more natural environment, out of the congestion, noise and pollution of the central city. However, the most important factor in choosing Sherwood Park over other suburban areas was the distance to work (Table 4.7). The proximity of Sherwood Park to respondents' place of work, coupled with well developed road connections to the central city, helped make Sherwood Park more attractive than other suburban

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[1] It appeared to be a general assumption among respondents that property taxes were less in Sherwood Park than in Edmonton or St. Albert. The thesis made no attempt to substantiate or refute this assumption, although a study was made of this situation by the Provincial Government in 1977. (Alberta Municipal Affairs, The Hamlet of Sherwood Park, A Review of Alternative Forms of Government, Summary Report, 1977.)

Table 4.6

Factors Important in Choosing
Sherwood Park Over Edmonton
(Ranked in Terms of Importance of a Percentage of Total)

Factor	Absolute Frequency	Relative Frequency (Percent)
Sherwood Park		
Lower priced lots and housing	197	26.7
Less traffic/quieter	60	8.1
Smaller/small town atmosphere	60	8.1
Attractive physical environment	56	7.6
Lower taxes	56	7.6
Dislike cities - Edmonton	32	4.3
Close to/access to work	31	4.2
Other housing considerations	28	3.8
The house itself	25	3.4
Better area to raise a family	21	2.9
Positive attributes of the present population	18	2.4
Attractive natural environment	15	2.0
Sense of community and involvement	15	2.0
Availability of lots and housing	15	2.0
Slower, better quality of life	14	1.9
Less crime	10	1.4
Other Sherwood Park ADVANTAGES	84	11.4
Edmonton		
Big, noisy, crowded, rat race	32	57.1
Other Edmonton DISADVANTAGES	24	42.9

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.7

Factors Important in Choosing Sherwood Park over Other Suburban Areas (Ranked in Terms of Importance as a Percentage of Total)

Factor	Absolute Frequency	Relative Frequency
Sherwood Park		
Easy access and/or closer to work	174	23.7
Cost of land and housing	76	10.4
Lower taxes	71	9.7
Better road connections to the city	61	8.3
Prefer/familiar with Sherwood Park	58	7.9
Closer to city	49	6.7
Attractive physical environment	43	5.9
Closer to friends, relatives	40	5.5
Work in Sherwood Park	19	2.6
Other housing considerations	17	2.3
Sun at back while commuting	14	1.9
Lot and/or accommodation available	13	1.8
More facilities and services	13	1.8
Less traffic congestion	11	1.5
Other Sherwood Park ADVANTAGES	75	10.2
St. Albert		
Higher taxes	26	22.4
Higher priced lots and/or houses	20	17.2
More congested traffic	13	11.2
Not accessible/ too far from city	13	11.2
Further from work	13	11.2
Other St. Albert DISADVANTAGES	31	26.7
Leduc		
Too far from city and/or work	73	61.9
Old and not sufficiently developed	20	17.0
Other Leduc DISADVANTAGES	25	21.2

SOURCE: Sherwood Park Questionnaire, 1976

communities in the Edmonton area, most of which tend to be located further from Edmonton and to have less well developed access to the city. As was the case previously, the lower cost of land and houses and lower taxes were important in attracting households to Sherwood Park.

Satisfaction with the Environment

In order to evaluate the satisfaction of residents with life in Sherwood Park, attitudes towards five major components of the physical and social environment were investigated. A survey of the literature has indicated that it is often the physical environment that is considered to be the major factor in influencing a household to locate in a particular area. It is, therefore, important to ascertain whether satisfaction with the physical environment has continued even after households have taken up residence in Sherwood Park. Satisfaction with commercial facilities and government and social services were investigated since, as has been documented in the literature, the lack of these services in suburban areas often leads to resident dissatisfaction. Attitudes toward the government structure and future growth of the community were investigated since they bear special significance for Sherwood Park.

(i) The Physical Environment

The residents of Sherwood Park appear to be quite satisfied with the physical environment of their community. The quietness and the attractive physical environment of the town were ranked

Table 4.8

Factors Considered to be the Greatest Advantages
to Living in Sherwood Park
(Ranked in terms of Importance)
(Weighted Averages Expressed in terms of a Percent of Total)

Factor	Percent
Quieter	12.0
Lower taxes	8.4
Attractive physical environment	6.3
Lower cost of land and housing	6.1
Good recreation facilities and programmes	5.5
Friendly people/good neighbors	4.6
Less traffic	4.1
Good school system	3.9
Close to, yet out of, city	2.8
Cleaner	2.8
Country setting/good access to country	2.6
Close to work	2.6
Small population	2.5
Fresh air	2.4
Community spirit/involvement	2.3
Small town atmosphere	2.2
Close to schools and services	2.1
Good access to city	1.7
Less crime	1.4
Good place to raise a family	1.4
No pollution	1.0
Other	21.4

SOURCE: Sherwood Park Questionnaire, 1976

first and third respectively as factors which residents found the greatest advantage to living in Sherwood Park (Table 4.8). When households were asked to rank the factors they felt were the greatest disadvantage to living in Sherwood Park no mention was made of aspects of the physical environment (Table 4.9). After the cost of housing the physical environment was the most important factor in attracting people to the community: it would

appear satisfaction with the environment has continued even after residence has been established. The residents of Sherwood Park perceive the community as providing many advantages which they associate with small town living - closeness to the country, cleanliness, peace and quiet, friendly neighbors: in short, a pleasant environment divested of the problems that plague the city - pollution, crime, congestion and noise.

(ii) Commercial Facilities

The results of the Questionnaire show that definite dissatisfaction exists with respect to commercial services available in Sherwood Park. Among factors residents considered to be the greatest disadvantages to living in Sherwood Park, the second, fourth, sixth and seventh highest ranked related to different aspects of commercial services (Table 4.9). Although relatively high levels of satisfaction are held with respect to the variety and price range of low order goods available in Sherwood Park, high levels of dissatisfaction are held with respect to high order goods, furniture and clothing in particular (Table 4.10). As was noted in Chapter III, however, stores offering high order goods are virtually non-existent in Sherwood Park.

Dissatisfaction is also felt with commercial entertainment services. The lack of theatres and quality dining areas are two of the major areas in which Sherwood Park was found lacking (Table 4.9). The general lack of nightime entertainment for both

adults and teenagers was felt to be a disadvantage of residing in the community.

Table 4.9

Factors Considered to be the Greatest Disadvantages to Living in Sherwood Park (Ranked in terms of Importance) (Weighted Averages Expressed in terms of a Percent of Total)

Factor	Percent
Poor bus service	16.4
Poor shopping facilities	11.8
No hospitals	9.9
No major department store	6.1
No library	3.9
No theatres	3.8
Monopoly by a major supermarket chain	2.9
Poor snow removal	2.5
No representation by population on Council	2.5
Poor/congested access into Edmonton	2.4
Distance to work	2.3
Poor/crowded recreation facilities/programmes	2.3
Poor street maintenance	2.3
Distance to certain city areas/highways	2.1
No restaurants/hotels/licenced premises	1.9
Poor condition of peripheral roads	1.6
Lack of entertainment for adults	1.5
Lack of developed parks	0.9
Lack of medical specialists	0.9
Poor park/public land maintenance/landscaping	0.9
Lack of entertainment for teens	0.7
Others	20.4

SOURCE: Sherwood Park Questionnaire, 1976

(iii) Government and Social Services

Attitudes towards various types of government and social services provided in Sherwood Park were mixed. A high level of satisfaction was recorded for the police service offered by the

RCMP and for fire protection and ambulance service, while lower satisfaction was recorded for day care centres and counselling services (Table 4.11). Counselling services in Sherwood Park are part of the new program of Preventive Social Services which was established just prior to the study. The large numbers of respondents who indicated they were not aware these services existed makes judgement as to the effectiveness of this programme premature (Table 4.11). Concern was also expressed that, at present, no public library system was operating in Sherwood Park (Table 4.9, Table 4.12).

Table 4.10

Adequacy in Variety and Price Range
of Selected Consumer Goods in Sherwood Park
(Ranked in Terms of Adequacy as Percentage of Total)

Type of Good	Absolute Frequency (Adequacy)	Relative Frequency (Percent)
Convenience grocery items	431	87.8
Medical and health supplies	346	70.5
Large grocery purchases	332	67.6
Hardware and tools	144	29.3
Small electrical appliances	125	25.5
Childrens' clothes and shoes	59	12.0
Large electrical appliances	36	7.4
Mens' clothes and shoes	35	7.2
Womens' clothes and shoes	34	6.9
Mens' suits	28	5.8
Furniture	15	3.0
Expensive dresses	13	2.6

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.11

Adequacy of Selected Services in Sherwood Park
(Ranked in Terms of Adequacy as a Percentage of Total)

Service	Absolute Frequency	Relative Frequency (Percent)	Not Aware They Existed (Percent)
RCMP police service	457	93.1	0.0
Fire protection	384	78.2	0.6
Ambulance service	333	67.9	5.7
Immunization services	322	66.8	10.6
General medical coverage	314	64.0	1.8
Kindergartens	261	53.2	7.1
Dental coverage	239	48.7	6.9
Senior citizens services	127	25.8	15.7
Day care centres	111	22.6	17.3
Family counselling services	91	18.5	34.2
Specialized medical coverage	47	9.6	13.4
Teenager counselling services	47	9.6	45.4

SOURCE: Sherwood Park Questionnaire, 1976

There would appear to be general and widespread dissatisfaction with the availability of specialized medical facilities available. Although immunization services and general medical coverage is perceived to be relatively adequate, specialized medical coverage is deemed quite inadequate (Table 4.11). Table 4.12 demonstrates that residents perceive the need to construct a hospital in the community. This feeling is further underlined by the fact that lack of hospital facilities constitutes the third greatest disadvantage to living in Sherwood Park (Table 4.9).

Table 4.12

Attitudes Towards the Construction and/or Maintenance of Selected Services and Facilities in Sherwood Park

Service or Facility	Yes	No (Percent)	Undecided
Full-time library	88.0	5.1	5.7
Full-time fire department	77.8	11.6	8.4
Hospital	76.0	14.3	9.0
Community college	23.6	44.8	27.3

SOURCE: Sherwood Park Questionnaire, 1976

The quality of public transit services available to Sherwood Park residents is most unsatisfactory. As outlined in Chapter III, the present bus system is poor, unreliable and expensive. Residents consider the dismal public transit as the most disadvantageous factor to living in Sherwood Park (Table 4.9).

(iv) Government Structure

At the time the study was being undertaken a group of citizens, unhappy with the existing government structure, were undertaking a petition to ask the Provincial Government to study the implications of independence for Sherwood Park. When presented with four political alternatives for Sherwood Park, residents appeared to favor increased representation by population on County Council or even retention of the status quo rather than to allow the community to become independent of the County or to be annexed by Edmonton (Table 4.13). The idea of a regional form of government was also rejected with only 23% of the respondents favoring such a plan. Low taxes, a direct result of the County Council's actions and practices of governing, is listed as one of the most important factors in moving to, and being satisfied with life in, Sherwood Park. It is evident that dissatisfaction with the present government structure, the question of representation by population excluded, is not as wide-spread as the citizens' petition would make it appear.

(v) Growth

Well over half the respondents feel that the optimum size for Sherwood Park is between 26,000 (its present size) and 30,000 (the planned population) (Table 4.14). Although only 5.1% of the respondents are considering relocation because Sherwood Park has grown to its present size, 27.1% indicated they would consider moving if the town were to grow larger. Respondents appear to

Table 4.13

Residents' Attitudes Towards
Different Political Alternatives for Sherwood Park
(Ranked in terms of Favorability)
(Weighted Averages Expressed as a Percent of Total)

Political Option	Percent Favoured
More representation by population on County Council	40.6
Situation to remain as is	26.0
Sherwood Park to become independent	19.0
Amalgamation with Edmonton	14.4

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.14

Residents' Attitudes as to the
Optimum Population for Sherwood Park

Population	Absolute Frequency	Relative Frequency (Percent)
Less than 10,000	11	2.3
10,000	3	0.6
20,000	27	5.7
26,000 (present size)	162	33.9
30,000	141	29.5
50,000	98	20.5
75,000	13	2.7
100,000	9	1.9
More than 100,000	4	0.8
Other	10	2.1
Total	478	100.0

SOURCE: Sherwood Park Questionnaire, 1976

favor the construction of only single family homes in their community. Little support is shown for the construction of multi-family dwellings, with mobile homes and high rise apartments being perceived as particularly undesirable.

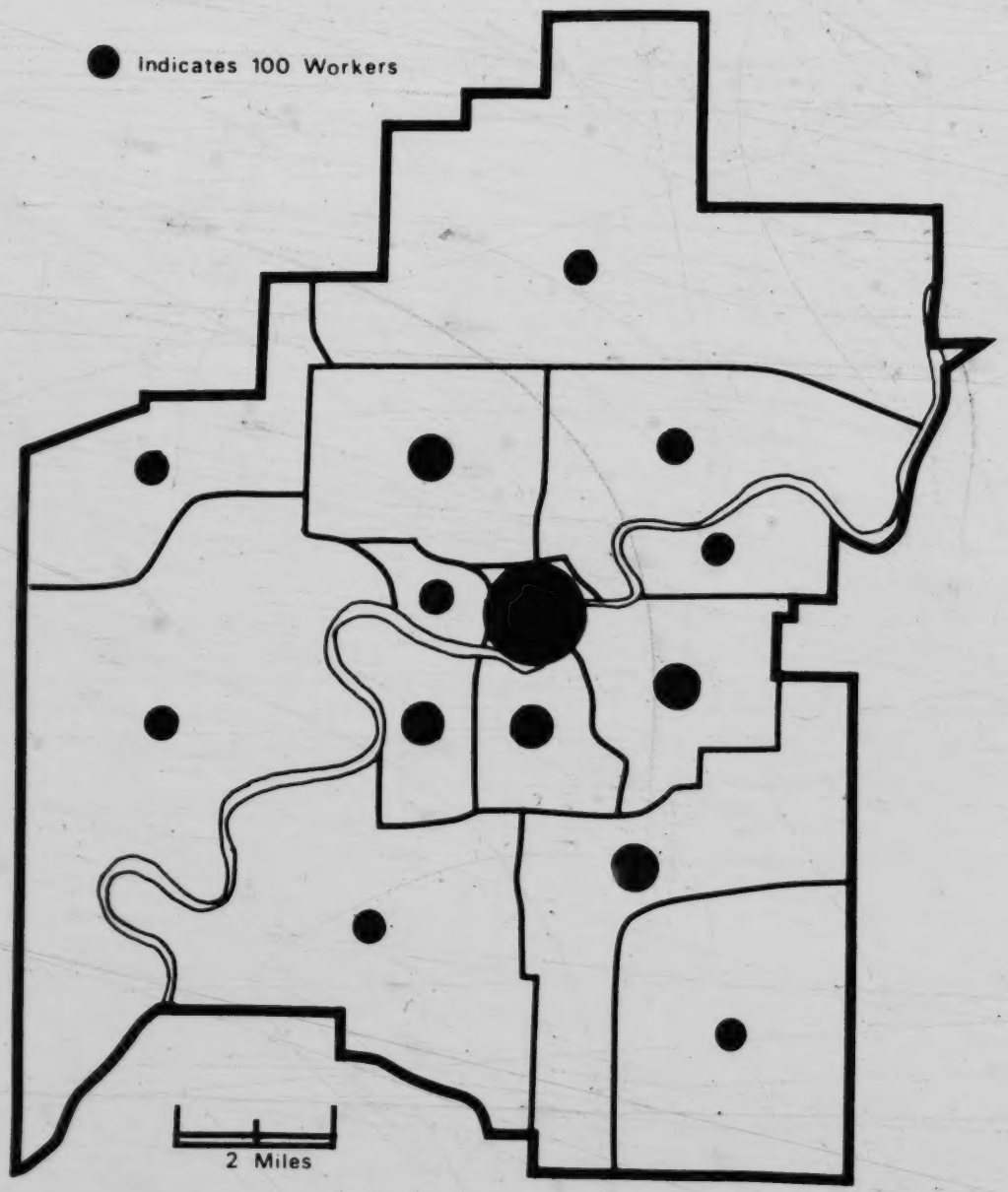
Dependence on Edmonton

Sherwood Park is a dormitory satellite in the Edmonton region which depends on the central city for facilities and services which it cannot supply for itself. As it would be impossible to investigate residents' dependence on Edmonton in all aspects of life, only four major areas will be investigated - employment, commercial facilities, medical services and recreation.

(i) Employment

Sherwood Park depends heavily on Edmonton to provide its citizens with employment. A government study in 1976 indicated that a total of 73.7% of the community's labour force at that time was employed in Edmonton, with the majority of these workers (32.1%) being employed in the central business district (Table 4.15). Although Sherwood Park was originally designed to house employees of the County's petro-chemical complex (see Chapter III), only 7.4% of today's residents are employed in that area. Some 13.4% of Sherwood Park residents find employment in their own community in service industries and government - retail sales, education and medicine.

Figure 4.2 Areas of Edmonton in which Sherwood Park Residents are Employed



Source: Edmonton Engineering and Transportation, Traffic Districts and Zones, 1971
Alberta Transportation, Edmonton Area Transportation Policy Study, 1976

Table 4.15

Areas in which Sherwood Park Residents are Employed

Area	Numbers of Employees	
	Absolute Frequency	Relative Frequency (Percent)
Downtown Edmonton (West)	2,023	23.7
Downtown Edmonton (East)	158	1.8
North Central Edmonton	692	8.1
East Edmonton	279	3.3
North Edmonton	135	1.6
Northwest Industrial Edmonton	133	1.6
West End Edmonton	125	1.5
NORTH SIDE EDMONTON SUBTOTAL	3,545	41.6
Southwest Edmonton	163	1.9
University	520*	6.1
Strathcona Area	550	6.4
Bonnie Doon Area	609	7.1
Gold Bar Area	89	1.0
Southeast Industrial Edmonton	795	9.3
Mill Woods Area	23	0.3
SOUTH SIDE EDMONTON SUBTOTAL	2,749	32.1
St. Albert	11	0.1
M. D. of Sturgeon	15	0.2
NORTH EAST EDMONTON SUBTOTAL	26	0.3
County of Strathcona Industrial Area	631	7.4
Sherwood Park	1,146	13.4
COUNTY OF STRATHCONA SUBTOTAL	1,777	20.8
Outside of Immediate Edmonton Area	451	5.2
OUTSIDE OF IMMEDIATE EDMONTON AREA SUBTOTAL	451	5.2
TOTAL	8,548	100.0

* This figure also includes students who attend the University of Alberta

SOURCE: Alberta Transportation, Edmonton Area Transit Policy Study, 1976.

Table 4.16

Areas in which Sherwood Park Residents Purchase a Number of Selected Consumer Goods (Percentage)

Type of Good	Sherwood Park	Downtown Edmonton (Percent)	Edmonton's Regional Shopping Centres	Other Edmonton Stores
Convenience grocery items	95.1	0.8	2.4	1.6
Large grocery purchases	80.7	1.5	10.3	7.4
Medical and health supplies	78.0	10.9	9.9	1.2
Childrens' clothes and shoes	10.7	13.9	75.3	0.2
Women's clothes and shoes	5.6	22.9	71.1	0.4
Mens' clothes and shoes	6.5	34.0	57.9	1.6
Expensive dresses	2.3	44.7	52.5	0.5
Mens' suits	6.4	45.8	46.2	1.6
Hardware and tools	36.0	13.9	42.0	8.1
Small electrical appliances	22.3	22.3	52.4	3.1
Large electrical appliances	3.8	40.0	52.2	4.0
Furniture	3.3	54.1	33.8	8.8

SOURCE: Sherwood Park Questionnaire, 1976

(ii) Commercial Facilities

With the general lack of, and dissatisfaction with, high order consumer goods available in Sherwood Park it is only logical for residents to turn to Edmonton to fulfil their needs. Although the purchase of groceries and medical and health supplies is most often undertaken in Sherwood Park, purchases of other types of goods, particularly clothing and furniture, takes place in Edmonton (Table 4.16). Downtown Edmonton is favored for the purchase of furniture while other types of goods appear to be purchased most often at Edmonton's regional shopping centres.

(iii) Medical Services

Sherwood Park residents appear to make good use of the medical services available in the community. General practitioners and dentists appear to be the most frequented type of medical personnel (Table 4.17). Use is made of general practitioners and dentists in Edmonton as well but the majority of respondents indicated some type of medical specialist as the type of medical personnel visited in the central city. Since medical specialists are used by fewer people than general practitioners and dentists it would appear that Sherwood Park's reliance on Edmonton for medical services is less than for jobs and commercial facilities.

Table 4.17

Medical Personnel Visited in Sherwood Park

Type of Medical Personnel	Absolute Frequency	Relative Frequency (Percent)
General Practitioners	354	48.8
Dentists	240	33.1
Optometrists	90	12.4
Chiropractors	12	1.7
Medical Clinics	21	2.9
Other	9	1.2

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.18

Medical Personnel Visited in Edmonton

Type of Medical Personnel	Absolute Frequency	Relative Frequency (Percent)
Dentists	214	25.5
General Practitioners	154	18.3
Optometrists	150	17.8
Paediatricians	55	6.5
Gynaecologists	54	6.4
Opthamologists	49	5.8
Obstetricians	29	3.5
Dental Specialists	11	1.3
Other Specialists	125	14.9

SOURCE: Sherwood Park Questionnaire, 1976

(iv) Recreation

With the exception of Mayfair Park (now Hawrelak Park), it would seem that Sherwood Park residents make very little use

of the Edmonton park system (Table 4.19). Elk Island National Park, Miquelon Lake Provincial Park, and the County's Centennial Park appear to be more popular destinations (again with the exception of Mayfair Park). Respondents do not appear to frequent these parks to make use of any elaborate physical facilities that may be available there; picnicking is the most common activity partaken in during the summer, and skating the most common activity during the winter. Greatest use is made of cooking and fire facilities (again for picnicking, and of playground facilities (Table 4.20).

Table 4.19

Frequency of Use by Sherwood Park Residents of Selected Parks (Percentage)

Park	Once a Month or More	Three or Four Times A Year	Rarely or Never
Edmonton Parks			
Mayfair Park	7.5	34.4	53.0
Emily Murphy Park	1.2	13.4	80.0
Whitemud Park	1.0	11.2	82.7
Borden Park	0.4	10.0	83.3
Laurier Park	0.4	7.1	86.4
Coronation Park	1.0	4.1	89.0
Capilano Park	0.6	3.7	90.6
National and Provincial Parks			
Elk Island National Park	4.5	32.6	58.0
Miquelon Lake Provincial Park	4.9	26.9	62.7
Strathcona Parks			
Centennial Park (public)	9.8	31.8	53.6
Half Moon Lake (commercial)	2.4	13.4	78.8

SOURCE: Sherwood Park Questionnaire, 1976

Table 4.20

Facilities Used and Activities Undertaken
in Parks Listed in Table 4.19

Facility/Activity	Absolute Frequency	Relative Frequency (Percent)
Picnic facilities	173	28.0
Skating	61	9.9
Cooking and fire facilities	58	9.4
Playground facilities	58	9.4
Camping facilities	51	8.3
Swimming	31	5.0
Walking and hiking trails	27	4.4
Nature atmosphere	14	2.3
Skiing/snow shoeing	11	1.8
Other water related activities	53	8.6
Golf course and fixed recreation facilities	43	7.0
Other	38	6.2

SOURCE: Sherwood Park Questionnaire, 1976

Groups and organizations in Sherwood Park do make use of some facilities in Edmonton but few of these facilities are financed directly from the city. Most of the facilities used are private clubs, commercial facilities or facilities supported by the taxes of the Province in general, such as the University of Alberta. The dependence on these types of facilities and the financial drain on Edmonton are both minimal.

Table 4.21

Facilities in Edmonton used by Groups or Organizations with Sherwood Park Members

Type of Facility	Absolute Frequency	Relative Frequency (Percent)
Private Club facilities	28	14.4
University of Alberta facilities	18	9.2
Various hotels	18	9.2
Various churches	15	7.7
Library	15	7.7
Curling clubs	12	6.2
Various school facilities	12	6.2
Hockey arenas and ice rinks	8	4.1
Swimming pools	7	3.6
YMCA/YWCA	6	3.1
Royal Canadian Legion	6	3.1
Parks/golf courses	6	3.1
700-Wing	5	2.6
Kinsmen Fieldhouse	5	2.6
Other	34	17.4

SOURCE: Sherwood Park Questionnaire, 1976

SUMMARY

The results of the Questionnaire appear to indicate that the majority of households who relocated to Sherwood Park moved out from the central city and did so mainly in order to acquire a single family detached house they could afford. The importance of an affordable single family house is further reinforced by the fact that the lower cost of land and housing in Sherwood Park was the greatest factor attracting households to the community. The perceived attractive physical environment and lower taxes of the hamlet also constituted important pull factors. The main reason households chose a residence in Sherwood Park rather than in some other satellite community was nearness to work.

Sherwood Park residents appear to be satisfied with the physical environment of their community. Satisfaction is also expressed toward many of the government services provided, such as fire and police protection. General satisfaction with the overall government structure in Sherwood Park is indicated from the results, although the majority would like to see more representation by population on the County Council.

Results of the Questionnaire indicate a widespread dissatisfaction toward the price and variety of high order commercial goods available in Sherwood Park. The lack of nightime entertainment facilities (restaurants, theatres, etc.) for both adults and teens, is also considered a disadvantage.

Dissatisfaction is also indicated towards some of the government services and facilities provided. The quality of the

public transit system in Sherwood Park is considered the greatest disadvantage to living in the community. The lack of a library and a hospital are also considered major disadvantages to life in Sherwood Park.

Sherwood Park is heavily dependent on Edmonton to provide employment to its residents. Only 20.8% of households are employed within Sherwood Park and the County of Strathcona, 73.7% find employment within Edmonton. Edmonton also supplies the residents of Sherwood Park with many of the high order consumer goods not available in their own community. With the exception of Mayfair Park, little use is made of the Edmonton Park system by residents of Sherwood Park, nor is much use of city operated club and recreation facilities. Although some use is made of medical services, available in Edmonton, specialists in particular, Sherwood Park would appear to be much less dependent on Edmonton for park, recreation and medical facilities than for the provision of employment and commercial and entertainment goods and services.

CHAPTER V

SUMMARY AND CONCLUSIONS

A number of conclusions were drawn during the course of the thesis, particularly during analysis of the information in Chapters III and IV. The conclusions presented here should be considered as relating to the study as it deals with dormitory satellite growth in the Edmonton region; they are complementary to the conclusions found in the previous chapters.

(i) Sherwood Park is typical of corporate dormitory satellites across Canada.

Sherwood Park is typical of corporate dormitory satellites across Canada. The idea for the satellite community of Sherwood Park was conceived by a group of developers who, perceiving the need for suburban housing in the Edmonton region, particularly close to Strathcona's burgeoning industrial complex, saw an opportunity to profit from a new form of real estate investment. To make their product more marketable to the buying public, the developers offered not merely an individual house but an entire packaged community.

The profit motive of the development corporation played a major role in both the location and the physical structure of Sherwood Park. Like other dormitory satellites, the community was placed far enough from the central city to ensure physical separation but close enough to guarantee easy access to those goods and services that were not likely to be available in the

satellite community itself, particularly in the early phases of development. The developer endeavoured to create a type of physical environment that would be attractive to the home buyer; an environment of such qualities that it would induce the public to purchase homes in the community and thereby increase profits.

Although corporate satellites were generally built within existing provincial planning guidelines, little direct government direction was given to the detailed development plans of the communities. Developers tended to incorporate into their satellites many design elements that had already proved acceptable to the buying public, most of which had first been brought together in the Don Mills project in metropolitan Toronto. The repetition of these basic design elements - judicious use of green space, a hierarchy of curvilinear streets, and the provision of a town centre for example - have created some degree of homogeneity among corporate satellites across Canada, including Sherwood Park. Several of the unique design features of Sherwood Park are directly related to the developers' desire to sell homes. When housing sales fell in the early 1960's, for example, the company decided to construct the Broadmoor Golf and Country Club in an attempt to increase the community's marketability. As well, perceiving the public's desire for homogeneity, developers made a concerted effort to keep Sherwood Park a community of single family homes.

Sherwood Park, like other corporate satellites, became a dormitory satellite, partially due to its proximity to the central city and partially from the inadequate amount of area provided

by the developer for industrial and commercial uses. Although a residential/industrial split is incorporated in to virtually all corporate satellites, this split is usually not large enough to ensure the development of enough jobs to employ the resident population. Sherwood Park, like other corporate satellites, is heavily dependent on the central city for employment. This dependence, however, is not limited solely to employment. There is a lack of high order commercial and entertainment services in Sherwood Park, as in other satellites, forcing residents to make use of these services and facilities in the central city.

(ii) Many of the problems that were forecast for the community of Sherwood Park when the original development proposal was first put forward have either failed to materialize or have been avoided.

The Edmonton Regional Planning Commission, as well as several Edmonton area municipalities, did not particularly approve of the development of the satellite community of Sherwood Park. The County of Strathcona, however, pressed ahead with the project, and has largely avoided the problems that were anticipated.

Concern had been expressed that the site of Sherwood Park was unsuitable for residential development. This concern proved groundless although terrain conditions in some areas, Glen Allen in particular, required special and imaginative street planning. Concern that pollution from the neighbouring industrial complex would contaminate the air over the community has also proved groundless. On the contrary, many resident households perceive

the air in Sherwood Park to be cleaner than that in Edmonton. Water, once a problem, is now purchased from the city; Edmonton's sewage facilities and land fill sites are also utilized on a pro-rated basis; and other utilities are provided by private companies.

The boundary revisions of 1959 and the restructuring of Sherwood Park to include a community centre have been strictly adhered to. Although no general plan for the townsite was ever produced, rapid development was phased in with few problems and the use of one planning consultant for the project has helped lend an air of consistency and homogeneity to the townsite.

Concern was also expressed over the ability of the rural County Council to control sprawl around Sherwood Park and to prevent a tentacle of development from reaching out toward the new townsite. The County Council, however, has been successful in deterring growth on the boundaries of Sherwood Park. Industrial growth has been encouraged but it is only in recent years that development has begun to move toward Sherwood Park, as a continuous outward expansion of the central city and not as a tentacle of sprawl. Sherwood Park still remains physically separated from Edmonton.

The County Council of Strathcona seems to have succeeded in coordinating planning, utilities and government services throughout its entire territory. The county functions as a unified whole with a high degree of cooperation and interaction between the three main population groups - farmers, acreage dwellers

and the urban population of Sherwood Park. Although some resentment was expressed in the questionnaire survey over the fact that the rural area with a minority of the county's population has the majority of seats on County Council, as was predicted, this resentment was not widespread. Future changes in the distribution of seats on council could readily negate the grievance.

The main critism of the original conception that has come to pass is the fact that Sherwood Park is indeed a "dormitory" satellite, dependent on the city for employment and many goods and services. Regional planners had suggested that Sherwood Park be located further from Edmonton in anticipation that distance would lessen this dependence. However, given the negative attitudes of residents towards living at greater distances from the central city, it is unlikely that Sherwood Park would have grown as quickly or to its present size had it been located much further from Edmonton.

(iii) Economic considerations, particularly the cost of land and housing, were the most important factors that motivated households to take up residence in Sherwood Park.

Sherwood Park residents, like many other Canadians, expressed an intense desire to own their own homes. This desire was somewhat frustrated in the Edmonton region in the early 1970's when spiralling land and housing costs, plus a shortage of available housing, made the purchase of a home within the city itself more difficult and costly. In response to this

situation, households wishing to obtain a single family house, began to consider Sherwood Park, where housing and serviced land was not only available but cost less. The general perception that taxes were lower in Sherwood Park than in Edmonton or in other suburban municipalities, particularly St. Albert, also gave added weight to the attractiveness of the community.

The physical environment and the closeness to the city and to work were also important in making Sherwood Park attractive to the house-buying public, but they were secondary to the cost of land and housing as the factor which initially drew households to the community. The Sherwood Park case lends support to Peterson's view that the privacy-physical environment aspect of the residential area is secondary to the newness-expensiveness factor which relates to the cost and amenities of the house itself in influencing households to take up residence in a particular area.

(iv). Residents are basically satisfied with their life in Sherwood Park.

The results of the study appear to indicate that Sherwood Park residents are basically satisfied with their life in the community. Both the location and the physical environment of Sherwood Park are considered to be major advantages. Sherwood Park, detached from the central city, provides quick and easy access to the surrounding countryside and to the high order goods and services available only in Edmonton. The environment

within Sherwood Park provides the types of amenities that residents associate with small town living - peace and quiet, cleanliness, fresh air and lack of congestion and traffic. Most government services - police and fire protection, the school system and most recreation facilities and programmes - are considered more than adequate. Except for more representation on County Council, Sherwood Park residents appear to be satisfied with the work of the County Council, even to the point of retaining the status quo rather than having Council replaced by some other body.

Greatest dissatisfaction appears to centre around the lack of high order commercial goods and entertainment services offered in the community. Further widespread dissatisfaction lies with the inadequate public transportation and the lack of a community library and a local hospital. However, since the inception of this study, a community library has been established and the bus system overhauled and integrated with the public transit system of Edmonton. Thus, it would appear that dissatisfaction remains only with the lack of certain commercial goods and services and of a hospital. These disadvantages however, appear to be far outweighed by the advantages of life in the community.

(v) The dependence of Sherwood Park residents on the central city of Edmonton lies mostly in the areas of employment and high order commercial goods and services.

The study indicates that residents of Sherwood Park are heavily dependent on the central city of Edmonton for the

provision of employment and high order commercial goods and entertainment services, which are not available in the community itself. Little use appears to be made by Sherwood Park residents of Edmonton's park system or of facilities (such as schools and arenas) that are built and maintained by the City. The businesses in the city in which Sherwood Park residents are employed pay taxes to Edmonton as do the commercial enterprises in which Sherwood Park residents dispose of a large part of their income. To date, most of the roads that carry Sherwood Park residents into the city have been financed by the Province and the County of Strathcona. As well, major roadway improvements within Edmonton are two-thirds financed by the Provincial Government to whom Sherwood Park residents, as well as Edmontonians, pay taxes. It would appear that the financial drain on the tax recources of the central city is less than the Edmonton City Council has implied.

(vi) The structure of the physical environment is the most important factor in forming residents' attitudes toward Sherwood Park.

Sherwood Park residents perceive their community as providing many of the advantages they associate with small town living - lack of congestion, little traffic, peace and quiet, openness, slower pace of life, friendly neighbourhoods, clean air, no crime. Many of these perceptions have their origins in the physical environment of Sherwood Park.

The townsite of Sherwood Park has been developed to meet the needs of a maximum population of 30,000, a relatively small

number in terms of the overall population of the Edmonton region. The density of the project has been kept low - through the use of low density structures and the judicious use of open space. The centre of Sherwood Park is not made up of a high density, highly built-up core but is, rather, an open area of lakes, parks and playing fields in which are dotted the major civic and commercial buildings of the town. The Broadmoor Golf Course provides a green, wooded barrier between the northwest and southeast sections of Sherwood Park. Emphasis has been placed on the provision of single family homes; few multi-family complexes have been built and high rise developments have been strictly avoided. Single family homes with their surrounding open space emphasize the low density and openness of the community. As well, neighbourhood parks are scattered throughout the townsite. Large open school grounds provide further breaks in the rows of single family homes. In a number of areas, stands of native trees have been retained.

The absence of large commercial or residential complexes results in an absence of major traffic generators. Within the neighbourhoods themselves through traffic is discouraged by the use of curvilinear streets and culs-de-sac. Traffic is relegated to the major arterial routes which by-pass neighbourhoods and are fronted only by the backs of houses, separated from the roadway by high fences and green buffer strips.

Emphasis has been placed on visual and socio-economic homogeneity throughout the community and is an attractive feature for many households. The majority of Sherwood Park

residents are middle class home owners; the absence of multi-family and rental accommodation means that the community is not likely to be inhabited by groups of immigrants, lower income families or groups with widely varing life styles. As well, the smallness and social closeness of a small town is enhanced by the fact that the townsite is divided into well defined neighbourhoods, each containing its own elementary school and convenience shopping centre.

The overall low density of development, the large amounts of open space and the homogeneity of the population gives residents the impression of small town living. Low density imparts a feeling that there is no congestion, little traffic, cleaner environment and more privacy. Homogeneous neighbours impart a sense of community, friendliness and serenity, divested of the crime and unwanted social values of other income or ethnic groups.

Summary

The case study of Sherwood Park has generally substantiated the expectations concerning corporate dormitory satellites that were gained from the review of the literature. The physical structure of the community, the attraction of households to it, subsequent satisfaction with life there, and the dependence of satellite households on the central city are all as found in other corporate dormitory satellites across Canada.

The major conclusion of this study is that households moved initially to Sherwood Park to obtain a single family house

which they could afford, but that, once resident in the community, it was the physical environment and perceived quality of life which retained the household and provided satisfaction with life in Sherwood Park. Although residents perceptions are formed to a large degree by the physical environment of Sherwood Park, these perceptions remained largely unsubstantiated. It was not determined in this study if, in fact, Sherwood Park is any cleaner, quieter, less polluted and less congested than comparable residential areas of Edmonton. Further studies would be able to verify whether residents perceptions are indeed valid or if they are manifestations of the existing environment. Whether these perceptions are substantiated in fact, it would be worthwhile for the central city and the Provincial Government to take note of people's satisfaction with the type of environment and life style found in Sherwood Park (and other satellite communities in the region), to better understand the desire for a life style and an environment that is perceived to be different from that in Edmonton. The bases of these desires and perceptions may help explain the shift in growth patterns in the Edmonton region and should be used to help government and planning agencies formulate policies to direct growth in the region in the ensuing years.

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APPENDIX I

Sherwood Park Questionnaire, 1976

March, 1976

Sherwood Park Resident:

The Department of Geography at the University of Alberta is attempting to study certain aspects of life in Sherwood Park. The purpose of this study is to discover, (1) why residents moved to Sherwood Park, (2) what services and facilities residents feel are lacking, and (3) what the greatest perceived advantages and disadvantages are to living in Sherwood Park. The only way to collect data for this study is to survey the residents of Sherwood Park regarding their attitudes and opinions concerning the above questions. The success of the study, therefore, depends very heavily on the completion of this questionnaire, and, since the survey is being conducted on a sample basis, every reply is extremely important.

Upon completion of the questionnaire, please place it in the accompanying self-addressed, stamped envelope and return it by May 1, 1976. All replies will be completely anonymous.

Should you have any questions, or wish to receive a copy of the results, please do not hesitate to phone me at 432-5295 (days) or 467-8922 (evenings).

Your co-operation and assistance in this study is greatly appreciated.

Sincerely,

Gary Gahr

Gary Gahr

1. How long have you and your family lived in Sherwood Park?

a) less than 1 year	_____	d) 6 - 10 years	_____
b) 1 - 2 years	_____	e) 11 - 15 years	_____
c) 3 - 5 years	_____	f) more than 15 years	_____

2. Where was your previous residence located?

_____ City _____ Province _____ Country

3. If not located in an urban area, was your previous residence a:

Farm _____ Acreage _____

4. If your previous residence was located in the City of Edmonton, please list the nearest intersection to which it was located (eg. 71 St. and 110 Ave.)

_____

5. Was your previous residence:

a) a single family house	_____	e) a townhouse	_____
b) a duplex	_____	f) a walk-up apartment	_____
c) a fourplex	_____	g) a high-rise apartment	_____
d) a condominium	_____	h) a mobile home	_____

6. Did you: a) Own _____ b) Rent _____ your previous residence?

7. Is your present residence:

a) a single family house	_____	d) a townhouse	_____
b) a duplex	_____	e) an apartment	_____
c) a condominium	_____		

8. Do you: a) Own _____ b) Rent _____ your present residence?

9. If owned, is your present residence the first house you have owned?

a) YES _____ b) NO _____ .

10. Did either you or your spouse live in Sherwood Park at some time previous to your marriage ?

a) YES _____ b) NO _____

11. Please list, in order of importance, five factors that you feel most influenced your decision to move to Sherwood Park.

12. Please indicate the degree to which the following factors were important to you in deciding to move to Sherwood Park.

	Very Important I	II	III	IV	Not Important V
a) price of a comparable house in other areas	___	___	___	___	___
b) more space inside the house	___	___	___	___	___
c) style of house	___	___	___	___	___
d) larger lot	___	___	___	___	___
e) more modern house	___	___	___	___	___
f) fewer or no stairs	___	___	___	___	___
g) most living area on one level	___	___	___	___	___
h) no neighbours in same building	___	___	___	___	___
i) less noise	___	___	___	___	___
j) less traffic	___	___	___	___	___
k) more open green space	___	___	___	___	___
l) cleaner	___	___	___	___	___
m) better neighbours	___	___	___	___	___
n) better schools	___	___	___	___	___
o) closer to schools	___	___	___	___	___
p) better churches	___	___	___	___	___
q) better recreational facilities	___	___	___	___	___
r) better quality recreational programmes	___	___	___	___	___
s) greater variety of recreation programmes	___	___	___	___	___
t) privacy	___	___	___	___	___
u) desire to own your own home	___	___	___	___	___
v) house as an investment	___	___	___	___	___
w) closer to work	___	___	___	___	___
x) closer to friends/relatives	___	___	___	___	___
y) sense of community	___	___	___	___	___
z) more approachable local government	___	___	___	___	___
other: please specify	___	___	___	___	___

13. Why did you choose to live in Sherwood Park as opposed to some other suburban community such as St. Albert or Leduc?

14. Why did you choose to live in Sherwood Park rather than in Edmonton?

15. What do you feel is an optimum population for Sherwood Park?

a) less than 10,000	_____	f) 50,000	_____
b) 10,000	_____	g) 75,000	_____
c) 20,000	_____	h) 100,000	_____
d) 26,000 (present size)	_____	i) more than 100,000	_____
e) 30,000	_____	j) other: please specify	_____

16. Are you contemplating moving from Sherwood Park because it has grown to 26,000?

a) YES _____ b) NO _____

17. Would you contemplate moving if Sherwood Park was to grow larger?

a) YES _____ b) NO _____

18. The following is a list of types of multiple-family dwellings. To what degree would you be in favour of the construction of these types of dwellings in Sherwood Park?

	In Favour I	II	III	IV	Not in Favour V	Undecided
a) condominium/townhouse	____	____	____	____	____	____
b) low cost rented townhouses	____	____	____	____	____	____
c) walk-up apartments	____	____	____	____	____	____
d) highrise apartments	____	____	____	____	____	____
e) mobile homes	____	____	____	____	____	____

19. In what shopping areas do you or members of your family most frequently shop for the following items?

If two centres are used with equal frequency, please indicate.

	Sherwood Park Stores	Downtown Edmonton	Capilano	Bonnie Doon	Southgate	Whyte Ave. Commer. Area	Others: Please Specify
a) convenience grocery items (i.e. bread, milk, cigarettes)							
b) large grocery purchases							
c) medical and health supplies							
d) children's clothes and shoes							
e) women's clothes and shoes							
f) men's clothes and shoes							
g) expensive dresses							
h) men's suits							
i) hardware and tools							
j) small electrical appliances							
k) large electrical appliances							
l) furniture							

20. During an average month, how often do you or members of your family shop for the following items?

	more than once a week	once a week	every two weeks	every three weeks	once a month	only 3 or 4 times a year	never	rarely or
a) convenience grocery items (i.e. bread, milk, cigarettes)								
b) large grocery purchases								
c) medical and health supplies								
d) children's clothes and shoes								
e) women's clothes and shoes								
f) men's clothes and shoes								
g) expensive dresses								
h) men's suits								
i) hardware and tools								
j) small electrical appliances								
k) large electrical appliances								
l) furniture								

21. Please indicate whether or not you feel that stores in Sherwood Park provide an adequate selection (that is, variety and price range) of the following goods.

	Very Adequate I	II	III	IV	V
a) convenience grocery items (i.e. bread, milk, cigarettes)	____	____	____	____	____
b) large grocery purchases	____	____	____	____	____
c) medical and health supplies	____	____	____	____	____
d) children's clothes and shoes	____	____	____	____	____
e) women's clothes and shoes	____	____	____	____	____
f) men's clothes and shoes	____	____	____	____	____
g) expensive dresses	____	____	____	____	____
h) men's suits	____	____	____	____	____
i) hardware and tools	____	____	____	____	____
j) small electrical appliances	____	____	____	____	____
k) large electrical appliances	____	____	____	____	____
l) furniture	____	____	____	____	____

22. During an average month, how often do you or members of your family visit the following parks?

	more than once a week	once a week	once every two weeks	once every three weeks	once a month	only 3 or 4 times a year	rarely or never
a) Mayfair Park	____	____	____	____	____	____	____
b) Laurier Park	____	____	____	____	____	____	____
c) Whitemud Park	____	____	____	____	____	____	____
d) Emily Murphy Park	____	____	____	____	____	____	____
e) Capilano Park	____	____	____	____	____	____	____
f) Coronation Park	____	____	____	____	____	____	____
g) Borden Park	____	____	____	____	____	____	____
h) Elk Island Nat. Park	____	____	____	____	____	____	____
i) Miquelon Lake Provincial Park	____	____	____	____	____	____	____
j) County of Strathcona Centennial Park	____	____	____	____	____	____	____
k) Half Moon Lake	____	____	____	____	____	____	____

23. Why do you visit these particular parks and what facilities do you use there?

24. During non-working hours, in what types of leisure activities do you and/or members of your family most often partake?

    a) in the summer

    b) in the winter

25. What recreation facilities and/or programmes in Sherwood Park do you or members of your family use?

26. Do you or members of your family belong to any group or organization which meets and/or uses facilities in the City of Edmonton?

    a) YES _____ b) NO _____

    If yes, please list the names of the groups and what facilities you use.

27. Do you visit medical personnel in Sherwood Park?

    a YES _____ b) NO _____

    If yes, which ones (e.g. optometrists, general practitioners, dentists, etc.)?

28. Do you visit medical personnel in the City of Edmonton?

    a) YES _____ b) NO _____

    If yes, which ones (e.g. optometrists, general practitioners, dentists, etc.)?

29. Do you feel that the needs of Sherwood Park residents warrant the construction and/or maintenance of the following?

	Yes	No	Undecided
a) a hospital	____	____	____
b) a full-time fire department	____	____	____
c) a community college	____	____	____
d) full-time library	____	____	____

30. Please indicate whether or not you feel that the following services now provided in Sherwood Park are adequate.

	Very Adequate I	II	III	IV	Not Adequate V	Not Aware They Existed
a) ambulance service	____	____	____	____	____	____
b) RCMP police service	____	____	____	____	____	____
c) fire protection	____	____	____	____	____	____
d) day care centres	____	____	____	____	____	____
e) kindergartens	____	____	____	____	____	____
f) dental coverage	____	____	____	____	____	____
g) general medical coverage	____	____	____	____	____	____
h) specialized medical coverage	____	____	____	____	____	____
i) senior citizens services	____	____	____	____	____	____
j) family counselling services	____	____	____	____	____	____
k) teenager counselling services	____	____	____	____	____	____
l) immunization services	____	____	____	____	____	____

31. Listed below are a number of different political situations. Could you please list, in order of importance, which political situation you feel would be best for Sherwood Park. Let #1 be that situation which you favor the most, #2 being the one you favor second best and so on.

a) Sherwood Park being governed by the Strathcona County Council with no increased Sherwood Park representation on Council. ____

b) Sherwood Park being governed by the Strathcona County Council with increased Sherwood Park representation on Council. ____

c) Sherwood Park breaking away from the County of Strathcona and becoming an independent town or city (keeping in mind that problems <u>might</u> arise in obtaining industrial areas from the County and in obtaining sufficient tax base to keep taxes from rising). ____

d) Sherwood Park being annexed to the City of Edmonton. ____

32. To what degree would you be in favor of the creation of a strong metropolitan government for the Edmonton region, which would have power to control matters of regional importance such as major roads and transportation, regional parks, and distribution of utilities, while leaving more local matters such as schools, street maintenance and minor street construction, social services etc. to the individual political units in the region?

In Favor				Not in Favor	Undecided
I	II	III	IV	V	
____	____	____	____	____	____

33. Please list, in order of importance, five factors which you feel are the greatest disadvantages to living in Sherwood Park.

34. Please list, in order of importance, five factors which you feel are the greatest advantages to living in Sherwood Park.

35. What is the gross annual income of your household?

a) less than $ 5,000 _____
b) $ 5,000 - $ 9,999 _____
c) $10,000 - $14,999 _____
d) $15,000 - $19,999 _____
e) $20,000 - $24,999 _____
f) more than $25,000 _____

36. Please indicate the number of people in your household who are in the following age groups.

	Age	Male	Female
a)	0 - 2 years	_____	_____
b)	3 - 4	_____	_____
c)	5 - 9	_____	_____
d)	10 - 14	_____	_____
e)	15 - 19	_____	_____
f)	20 - 24	_____	_____
g)	25 - 29	_____	_____
h)	30 - 34	_____	_____
i)	35 - 39	_____	_____
j)	40 - 44	_____	_____
k)	45 - 49	_____	_____
l)	50 - 54	_____	_____
m)	55 - 59	_____	_____
n)	60 - 64	_____	_____
o)	65 and over	_____	_____

37. Any further comments you have concerning life in Sherwood Park, this questionnaire, or any other matter would be most welcomed.

APPENDIX II

Results of Sherwood Park Questionnaire, 1976

1. How long have you and your family lived in Sherwood Park?

(a)	less than 1 year - 52	(e)	11 - 15 years - 24
(b)	1 - 2 years - 85	(f)	more than 15 years - 14
(c)	3 - 5 years - 231		
(d)	6 - 10 years - 84		No Response - 1

2. Where was your previous residence located?

a. Size of city

(i)	less than 10,000 - 39	(vi)	500,000 - 749,999 - 9
(ii)	10,000 - 49,999 - 22	(vii)	750,000 - 999,999 - 0
(iii)	50,000 - 99,999 - 4	(viii)	1,000,000 - 2,999,999 - 17
(iv)	100,000 - 249,999 - 21	(ix)	more than 3,000,000 - 2
(v)	250,000 - 499,999 - 344		No Response - 19

b. Was Edmonton the previous residence?

(i) Yes - 311 (ii) No - 156 No Response - 24

c. Province of previous residence:

(i)	British Columbia	- 20	(viii)	Nova Scotia	- 2
(ii)	Alberta	- 378	(ix)	Prince Edward Island	- 1
(iii)	Saskatchewan	- 25	(x)	Newfoundland	- 0
(iv)	Manitoba	- 11	(xi)	Yukon	- 0
(v)	Ontario	- 21	(xii)	Northwest Territories	- 1
(vi)	Quebec	- 2			
(vii)	New Brunswick	- 0		No Response	- 20

d. Country (excluding Canada) of previous residence:

(i) United States - 6
(ii) Great Britain - 2
(iii) Australia - 2

3. If not located in an urban area, was your previous residence a farm or an acreage?

(a) Farm - 6 (b) Acreage - 8

4. If your previous residence was located in the City of Edmonton, please list the nearest intersection to which it was located (e.g. 71 St. and 110 Ave.)

In order to analyse this question a City of Edmonton Engineering and Transportation Department Traffic Districts and Zones map is needed. Since it was not feasible to include a map with each copy of this report the results of this question have been deleted from this summary.

5. Was your previous residence:

(a) a single family house	- 275	(f) a walk-up apartment	- 100
(b) a duplex	- 26	(g) a high-rise apartment	- 22
(c) a fourplex	- 24	(h) a mobile home	- 7
(d) a condominium	- 14		
(e) a townhouse	- 16	No Response	- 7

6. Did you own or rent your previous residence?

(a) Own - 186 (b) Rent - 301 No Response - 4

7. Is your present residence:

(a) a single family house	- 465	(d) a townhouse	- 6
(b) a duplex	- 8	(e) an apartment	- 1
(c) a condominium	- 11	No Response	- 0

8. Do you own or rent your present residence?

(a) Own - 454 (b) Rent - 37 No Response - 0

9. If owned, is your present residence the first house you have owned?

(a) Yes - 230 (b) No - 226 No Response - 35

10. Did either you or your spouse live in Sherwood Park at some time previous to your marriage?

(a) Yes - 17 (b) No - 473 No Response - 1

11. Please list, in order of importance, five factors that you feel most influenced your decision to move to Sherwood Park.

	First Factor	Second Factor	Third Factor	Fourth Factor	Fifth Factor
(a) cost of land and housing	203	47	28	17	11
(b) attractive physical environment of the community	23	44	50	64	43
(c) small town living/close to country	30	48	30	25	23
(d) quietness	21	31	42	18	18
(e) lower taxes	12	45	28	22	12
(f) close to, good access to, the city	8	30	34	19	20
(g) access and/or distance to work	33	35	22	12	8
(h) out of congested hustle and bustle of city	20	18	13	10	15
(i) positive attributes of present population	7	20	15	17	15
(j) close to friends/relatives	7	11	17	20	11
(k) attributes of the house itself	15	18	12	9	10
(l) availability of land and housing	23	17	6	3	4
(m) other housing considerations	10	14	6	4	5
(n) good place for children	2	6	11	12	10
(o) good recreation facilities and programs	0	6	13	12	10
(p) close to schools	0	6	12	10	5
(q) larger lots	0	9	7	10	4
(r) wide variety of, close to, services	1	4	7	10	8
(s) work and/or work in area	19	2	4	3	1
(t) other	39	23	30	34	30
No Response	18	57	104	160	228

12. Please indicate the degree to which the following factors were important to you in deciding to move to Sherwood Park.

		Very Important				Not Important	No Response
		I	II	III	IV	V	
a)	price of a comparable house in other areas	310	69	41	10	33	28
b)	more space inside the house	133	81	96	40	104	37
c)	style of house	104	87	113	44	97	46
d)	larger lot	142	99	95	43	66	46
e)	more modern house	106	101	93	36	101	54
f)	fewer or no stairs	38	25	59	56	266	47
g)	most living area on one level	70	50	63	45	213	50
h)	no neighbours in same building	237	56	48	22	83	45
i)	less noise	253	125	56	13	23	21
j)	less traffic	266	112	59	12	21	21
k)	more open green space	233	112	77	24	21	24
l)	cleaner	193	112	93	34	26	33
m)	better neighbours	91	78	121	49	103	49
n)	better schools	96	68	131	35	112	49
o)	closer to schools	114	94	89	34	115	45
p)	better churches	28	34	114	50	210	55
q)	better recreational facilities	84	68	122	54	107	56
r)	better quality recreational programmes	67	64	120	67	116	57
s)	greater variety of recreation programmes	70	63	120	65	114	59
t)	privacy	215	112	72	17	38	37
u)	desire to own your own home	323	35	34	13	51	35
v)	house as an investment	185	60	59	30	98	59
w)	closer to work	113	42	68	54	178	36
x)	closer to friends/ relatives	31	42	65	54	251	48
y)	sense of community	79	70	117	58	113	54
z)	more approachable local government	22	32	83	64	202	88
aa)	other	14					

13. Why did you choose to live in Sherwood Park as opposed to some other suburban community such as St. Albert or Leduc?

Sherwood Park

(a)	easy access and/or closer to work	174
(b)	cost of land and housing	76
(c)	lower taxes	71
(d)	better road connections to the city	61
(e)	prefer/familiar with Sherwood Park	58
(f)	closer to city	49
(g)	attractive physical environment	43
(h)	closer to relatives/friends	40
(i)	work in Sherwood Park	19
(j)	other housing considerations	17
(k)	sun at back while commuting	14
(l)	lot and/or accommodation available	13
(m)	more facilities and services	13
(n)	less traffic congestion	11
(o)	other Sherwood Park advantages	75

St. Albert

(p)	higher taxes	26
(q)	higher priced lots and/or houses	20
(r)	more congested traffic	13
(s)	not accessible/too far from city	13
(t)	further from work	13
(u)	other St. Albert disadvantages	31

Leduc

(v)	too far from city and/or work	73
(w)	old and not sufficiently developed	20
(x)	other Leduc disadvantages	25

14. Why did you choose to live in Sherwood Park rather than Edmonton?

Sherwood Park

(a)	lower priced lots and housing	197
(b)	less traffic/quieter	60
(c)	smaller/small town atmosphere	60
(d)	attractive physical environment	56
(e)	lower taxes	56
(f)	dislike cities/Edmonton	32
(g)	closer to/access to work	31
(h)	other housing considerations	28
(i)	the house itself	25
(j)	better area to raise a family	21
(k)	positive attributes of the present population	18
(l)	attractive natural environment	15
(m)	sense of community and involvement	15
(n)	availability of lots and housing	15
(o)	slower, better quality of life	14
(p)	less crime	10
(q)	other Sherwood Park advantages	84

Edmonton

(r)	big, noisy, crowded, rat race	32
(s)	other Edmonton disadvantages	24

15. What do you feel is an optimum population for Sherwood Park?

(a)	less than 10,000 - 11	(g)	75,000 - 13
(b)	10,000 - 3	(h)	100,000 - 9
(c)	20,000 - 27	(i)	more than 100,000 - 4
(d)	26,000 (present size) -162	(j)	other - 10
(e)	30,000 -141		
(f)	50,000 - 98		No Response - 13

16. Are you contemplating moving from Sherwood Park because it has grown to 26,000?

(a) Yes - 25 (b) No - 462 No Response - 4

17. Would you contemplate moving if Sherwood Park was to grow larger?

(a) Yes - 125 (b) No - 336 No Response - 30

18. The following is a list of types of multiple-family dwellings. To what degree would you be in favour of the construction of these types of dwellings in Sherwood Park?

		In Favour				Not In Favour	Undecided	No Response
		I	II	III	VI	V		
(a)	condominium/townhouse	125	59	107	55	124	15	6
(b)	lower cost rented townhouses	49	28	52	50	288	16	8
(c)	walk-up apartments	48	30	104	73	206	17	13
(d)	high-rise apartments	24	16	35	40	347	14	15
(e)	mobile homes	27	17	39	28	346	25	9

19. In what shopping area do you or members of your family most frequently shop for the following items? If two centres are used with equal frequency, please indicate.

	Sherwood Park Stores	Downtown Edmonton	Bonnie Doon	Southgate	Capilano	Other Regional Shopping Centres	Whyte Avenue Commercial Area	Other Large Department Stores	Furniture	Out of Edmonton/Canada	Other
(a) convenience grocery items (i.e. bread, milk, cigarettes)	468	4	2	6	3	1	4	4	0	0	2
(b) large grocery purchases	423	8	18	25	10	1	10	29	0	0	4
(c) medical and health supplies	401	56	5	19	22	5	4	2	0	0	9
(d) children's clothes and shoes	53	69	191	113	59	11	1	0	0	1	2
(e) women's clothes and shoes	32	130	181	167	41	15	2	0	0	1	6
(f) men's clothes and shoes	37	194	145	137	31	17	9	0	0	4	2
(g) expensive dresses	10	194	67	128	17	16	2	0	0	4	11
(h) men's suits	31	222	95	102	16	11	8	0	0	5	5
(i) hardware and tools	199	77	106	52	70	4	26	19	0	0	18
(j) small electrical appliances	122	122	124	94	59	10	10	7	0	0	6
(k) large electrical appliances	18	190	115	101	22	10	11	3	5	1	28
(l) furniture	15	246	64	75	9	6	10	3	27	0	47

. 20. During an average month, how often do you or members of your family shop for the following items?

	more than once a week	once a week	every two weeks	every three weeks	once a month	only 3 or 4 times a year	rarely or never	No Response
(a) convenience grocery items (i.e. bread, milk, cigarettes)	229	180	26	6	12	11	14	13
(b) large grocery purchases	14	257	173	10	28	3	0	6
(c) medical and health supplies	3	22	45	26	195	148	27	25
(d) children's clothes and shoes	0	2	18	16	153	210	46	46
(e) women's clothes and shoes	2	3	11	8	132	300	17	18
(f) men's clothes and shoes	1	0	4	4	93	338	35	16
(g) expensive dresses	0	0	1	0	7	178	274	31
(h) men's suits	0	0	0	0	7	209	245	30
(i) hardware and tools	3	4	18	13	97	275	63	18
(j) small electrical appliances	0	0	0	3	16	223	227	22
(k) large electrical appliances	0	0	0	0	4	94	371	22
(l) furniture	0	0	0	0	1	121	349	20

21. Please indicate whether or not you feel that stores in Sherwood Park provide an adequate selection (that is, variety and price range) of the following goods.

		Very Adequate				Not Adequate	No Response
		I	II	III	IV	V	
(a)	convenience grocery items (i.e. bread, milk, cigarettes)	355	76	28	8	16	8
(b)	large grocery purchases	244	88	58	28	66	7
(c)	medical and health supplies	236	110	82	30	20	13
(d)	children's clothes and shoes	22	37	113	114	152	53
(e)	women's clothes and shoes	9	25	95	125	225	12
(f)	men's clothes and shoes	14	21	86	115	239	16
(g)	expensive dresses	7	6	24	79	345	30
(h)	men's suits	15	13	41	94	300	28
(i)	hardware and tools	60	84	151	88	95	13
(j)	small electrical appliances	51	74	130	106	112	18
(k)	large electrical appliances	13	23	70	112	257	16
(l)	furniture	6	9	34	72	357	13

22. During an average month, how often do you or members of your family visit the following parks?

	more than once a week	once a week	once every two weeks	once every three weeks	once a month	only 3 or 4 times a year	rarely or never	No Response
(a) Mayfair Park	1	3	7	9	17	169	260	25
(b) Laurier Park	0	0	0	0	2	35	424	30
(c) Whitemud Park	0	0	1	1	3	55	406	25
(d) Emily Murphy Park	0	0	0	1	5	66	393	26
(e) Capilano Park	0	0	2	0	1	18	445	25
(f) Coronation Park	0	0	2	1	2	20	437	29
(g) Borden Park	0	1	0	1	1	49	409	30
(h) Elk Island National Park	0	1	2	6	13	160	285	24
(i) Miquelon Lake Provincial Park	1	2	2	2	17	132	308	27
(j) County of Strathcona Centennial Park	4	2	10	9	23	156	263	24
(k) Half Moon Lake	0	0	5	1	6	66	387	26

23. Why do you visit these particular parks and what facilities do you use there.

(a) picnic facilities - 173
(b) skating - 61
(c) cooking and fire facilities - 58
(d) playground facilities - 58
(e) camping facilities - 51
(f) swimming - 31
(g) walking and hiking trails - 27
(h) nature atmosphere - 14
(i) skiing/snow shoeing - 11
(j) other water related activities - 53
(k) golf courses and fixed recreation facilities - 43
(l) other - 38

24. During non-working hours, in what type of leisure activities do you and/or members of your family most often partake?

(a) in the summer

(i)	swimming	- 189	(xi)	hiking	- 27
(ii)	camping	- 127	(xii)	soccer	- 24
(iii)	golf	- 115	(xiii)	water skiing	- 11
(iv)	cycling	- 101	(xiv)	travelling and touring	- 64
(v)	gardening	- 70	(xv)	outdoor sports	- 44
(vi)	picnics	- 70	(xvi)	ball games	- 42
(vii)	tennis	- 65	(xvii)	boating	- 34
(viii)	fishing	- 47	(xviii)	culture and entertainment	- 27
(ix)	walking	- 37	(xix)	hobbies	- 18
(x)	barbeques	- 28	(xx)	other	- 77

(b) in the winter

(i)	skating	- 222	(ix)	snowmobiling	- 29
(ii)	skiing	- 81	(x)	walking/hiking	- 24
(iii)	hockey	- 80	(xi)	culture and entertainment	- 71
(iv)	swimming	- 73	(xii)	indoor sports	- 68
(v)	curling	- 69	(xiii)	hobbies	- 37
(vi)	toboganning	- 50	(xiv)	outdoor activities	- 27
(vii)	bowling	- 43	(xv)	other	-113
(viii)	cross-country skiing	- 30			

25. What recreation facilities and/or programmes in Sherwood Park do you or members of your family use?

(a)	swimming pool	- 245	(i)	adult education night classes	- 25
(b)	skating rinks	- 85	(j)	curling rinks	- 25
(c)	golf course	- 62	(k)	bowling alley	- 23
(d)	arena	- 48	(l)	soccer	- 21
(e)	parks and playgrounds	- 47	(m)	gymnasium sports and classes	- 95
(f)	tennis courts	- 43	(n)	outdoor winter sports	- 79
(g)	arts and crafts	- 36	(o)	indoor sports	- 21
(h)	other organized recreation programmes	- 34	(p)	other	- 39

26. (a) Do you or members of your family belong to any group or organization which meets and/or uses facilities in the City of Edmonton?

(i) Yes - 163 (ii) No - 318 No Response - 10

(b) If yes, what facilities does the group or organization use?

(i)	private club facilities	- 28	(ix)	swimming pools	- 7
(ii)	University of Alberta facilities	- 18	(x)	YMCA/YWCA	- 6
(iii)	various hotels	- 18	(xi)	Royal Canadian Legion	- 6
(iv)	various churches	- 15	(xii)	parks/golf courses	- 6
(v)	library	- 15	(xiii)	700-Wing	- 5
(vi)	curling clubs	- 12	(xiv)	Kinsmen Fieldhouse	- 5
(vii)	various school facilities	- 12	(xv)	other	- 34
(viii)	hockey arenas and ice rinks	- 8			

27. (a) Do you visit medical personnel in Sherwood Park?

(i) Yes - 408 (ii) No - 80 No Response - 3

(b) If yes, which ones (e.g. optometrists, general practitioners, dentists, etc.)?

(i)	general practitioners	- 354	(iv)	chiropractors	- 12
(ii)	dentists	- 240	(v)	various medical clinics	- 21
(iii)	optometrists	- 90	(vi)	other	- 9

28. (a) Do you visit medical personnel in the City of Edmonton?

(i) Yes - 427 (ii) No - 61 No Response - 3

(b) If yes, which ones (e.g. optometrists, general practitioners, dentists, etc.)?

(i)	dentists	- 214	(vi)	opthamologists	- 49
(ii)	general practitioners	- 154	(vii)	obstetricians	- 29
(iii)	optometrists	- 150	(viii)	dental specialists	- 11
(iv)	paediatricians	- 55	(ix)	other medical specialists	- 125
(v)	gynaecologists	- 54			

29. Do you feel that the needs of Sherwood Park residents warrant the construction and/or maintenance of the following?

		Yes	No	Undecided	No Response
(a)	a hospital	373	70	44	4
(b)	a full-time fire department	382	57	41	11
(c)	a community college	116	220	134	21
(d)	full-time library	432	25	28	6

30. Please indicate whether or not you feel that the following services now provided in Sherwood Park are adequate.

		Very Adequate I	II	III	IV	Not Adequate V	Not Aware They Existed	No Response
(a)	ambulance service	205	128	74	13	20	28	23
(b)	RCMP police service	354	103	0	24	2	0	8
(c)	fire protection	248	136	70	8	7	3	19
(d)	day care centres	56	55	115	45	57	85	78
(e)	kindergartens	155	106	86	29	23	35	57
(f)	dental coverage	129	110	117	27	39	34	35
(g)	general medical coverage	180	134	88	22	40	9	18
(h)	specialized medical coverage	18	29	82	81	187	66	28
(i)	senior citizens services	65	62	126	42	50	77	69
(j)	family counselling services	33	58	91	35	33	168	73
(k)	teenager counselling services	22	25	62	38	45	223	76
(l)	immunization services	237	91	67	14	13	52	17

31. Listed below are a number of different political situations. Could you please list, in order of importance, which political situation you feel would be best for Sherwood Park. Let #1 be that situation which you favor the most, #2 being the one you favor second best so on.

(a) Sherwood Park being governed by the Strathcona County Council with no increased Sherwood Park representation on Council.

First Choice	Second Choice	Third Choice	Fourth Choice	No Response
20	287	86	36	62

(b) Sherwood Park being governed by the Strathcona County Council with increased Sherwood Park representation on Council.

First Choice	Second Choice	Third Choice	Fourth Choice	No Response
403	52	10	0	26

(c) Sherwood Park breaking away from the County of Strathcona and becoming an independent town or city (keeping in mind that problems might arise in obtaining industrial areas from the County and in obtaining sufficient tax base to keep taxes from rising).

First Choice	Second Choice	Third Choice	Fourth Choice	No Response
20	63	235	98	75

(d) Sherwood Park being annexed to the City of Edmonton.

First Choice	Second Choice	Third Choice	Fourth Choice	No Response
31	29	80	262	89

32. To what degree would you be in favor of the creation of a strong metropolitan government for the Edmonton region, which would have power to control matters of regional importance such as major roads and transportation, regional parks, and distribution of utilities, while leaving more local matters such as schools, street maintenance and minor street construction, social services etc. to the individual political units in the region?

In Favor				Not In Favor	Undecided	No Response
I	II	III	IV	V		
80	33	55	25	158	103	37

33. Please list, in order of importance, five factors which you feel are the greatest disadvantages to living in Sherwood Park.

		First Factor	Second Factor	Third Factor	Fourth Factor	Fifth Factor
(a)	Poor bus service	114	57	22	20	16
(b)	Poor shopping facilities	59	48	41	18	12
(c)	No hospital	54	45	24	12	7
(d)	No major department store	14	43	24	11	4
(e)	No theatres	8	16	18	21	13
(f)	No library	8	23	18	11	11
(g)	Monopoly by a major supermarket chain	10	13	11	9	8
(h)	Poor street maintenance	3	10	13	14	6
(i)	Poor snow removal	9	7	13	11	6
(j)	No restaurants/hotels/licensed premises	1	7	11	13	12
(k)	Poor/crowded recreation facilities/programmes	6	8	14	10	6
(l)	No representation by population on Council	14	3	11	9	6
(m)	Poor/congested access into Edmonton	15	10	4	1	3
(n)	Distance to certain city areas/highways	14	5	5	5	2
(o)	Distance to work	20	4	3	3	0
(p)	Lack of entertainment for adults	5	5	8	5	5
(q)	Poor condition of peripheral roads	8	7	3	4	2
(r)	Lack of medical specialists	3	3	3	4	6
(s)	Lack of developed parks	1	3	7	5	5
(t)	Poor park/public land maintenance/ landscaping	1	6	2	6	4
(u)	Lack of entertainment for teens	1	4	3	4	3
(v)	Other	97	64	72	63	59
	No Response	26	100	161	232	295

34. Please list, in order of importance, five factors which you feel are the greatest advantages to living in Sherwood Park.

		First Factor	Second Factor	Third Factor	Fourth Factor	Fifth Factor
(a)	Quieter	61	42	39	19	13
(b)	Attractive physical environment	13	26	27	33	20
(c)	Lower taxes	37	44	17	13	12
(d)	Good recreation facilities and programmes	14	21	26	21	22
(e)	Friendly people/good neighbors	15	17	18	18	8
(f)	Good school system	7	16	21	16	14
(g)	Less traffic	12	20	13	17	6
(h)	Close to, yet out of, city	11	12	8	7	9
(i)	Country setting/good access to country	13	7	10	6	7
(j)	Lower cost of land and housing	28	6	6	2	1
(k)	Cleaner	8	13	12	8	4
(l)	Community spirit/involvement	7	6	14	6	8
(m)	Fresh air	12	9	4	7	6
(n)	Close to work	18	5	7	4	3
(o)	Small population	16	7	7	2	3
(p)	Close to schools and services	7	9	8	7	2
(q)	Small town atmosphere	13	8	4	3	3
(r)	Good access to city	5	8	5	7	4
(s)	Less crime	1	7	9	4	7
(t)	Good place to raise a family	4	8	2	6	5
(u)	No pollution	3	3	2	6	6
(v)	Other	87	70	75	74	62
	No Response	99	127	157	205	266

35. What is the gross annual income of your household?

(a)	less than $5,000 - 2	(e)	$20,000 - $24,999 - 118
(b)	$ 5,000 - $ 9,999 - 13	(f)	more than $25,000 - 126
(c)	$10,000 - $14,999 - 61		
(d)	$15,000 - $19,999 - 153		No Response - 18

36. Please indicate the number of people in your household who are in the following age groups.

	Age	Male	Female
(a)	0 - 2 years	84	62
(b)	3 - 4	54	68
(c)	5 - 9	126	142
(d)	10 - 14	100	82
(e)	15 - 19	70	70
(f)	20 - 24	31	42
(g)	25 - 29	106	160
(h)	30 - 34	133	117
(i)	35 - 39	84	68
(j)	40 - 44	53	36
(k)	45 - 49	32	30
(l)	50 - 54	23	22
(m)	55 - 59	13	4
(n)	60 - 64	3	5
(o)	65 and over	5	10